Westlake Community Plan SOCIO-ECONOMIC ANALYSIS

DEPARTMENT OF CITY PLANNING

LOS ANGELES

CALIFORNIA



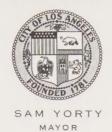
## CITY OF LOS ANGELES

CALIFORNIA

CITY PLANNING

JOHN J. POLLON PRESIDENT ELIZABETH K. ARMSTRONG VICE-PRESIDENT EDWARD J. CROWLEY STANLEY DILLER DAVID S. MOIR

RAYMOND I. NORMAN



July 30, 1971

DEPARTMENT OF

561 CITY HALL LOS ANGELES, CALIF. 90012 485-2121

CALVIN S. HAMILTON

Mr. Michael Heyman Boalt Hall University of California Berkeley, California 94720

Dear Mike:

You will remember that I promised to send you a copy of the Socio-Economic Analysis of Westlake as soon as it was ready. It has recently been completed and I have just received some advance copies from the printer. One of them is enclosed for your review. I look forward to receiving any criticism that you may wish to make regarding it.

Perhaps when you are in Los Angeles, we can meet for lunch and discuss it.

Very truly yours,

CALVIN S. HAMILTON Director of Planning

Peter Melczer Urban Sociologist

teter

PM:mj

Enclosure

Digitized by the Internet Archive in 2024 with funding from State of California and California State Library

8901312

SWP-AP-4644-3

# **Westlake Community Plan** SOCIO-ECONOMIC ANALYSIS

C.P.C. 22884

Old friends, Old friends Sat on their park bench Like bookends. A newspaper blown through the grass Falls on the round toes On the high shoes Of the old friends. Old friends, Winter companions, The old men Lost in their overcoats, Waiting for the sunset. The sounds of the city. Sifting through trees, Settle like dust On the shoulders Of the old friends. Can you imagine us Years from today. Sharing a park bench quietly? How terrible strange To be seventy. Old friends, Memory brushes the same years Silently sharing the same fear.

Time it was,
And what a time it was,
It was ....
A time of innocence,
A time of confidences.
Long ago... it must be...
I have a photograph.
Preserve your memories;
They're all that's left you.

(Paul Simon)



#### Preface

This report is an input to the background for planning phase of the Westlake Community Plan, presently being prepared by the City of Los Angeles Department of City Planning.

The purpose of this report is to provide current basic information, data and analysis concerning sociological, demographic, and economic characteristics of the area, and to estimate changes in these characteristics during the period of the plan life. An appendix containing detailed demographic information follows the text of the report.

Mr. Frank Fielding of Community Plans Unit IV and members of his staff will utilize the information and analysis contained herein in preparing a community plan designed to shape future development in the Westlake Community.

## TABLE OF CONTENTS

|     |                |                         |                |          |          |         |          |            |           |    |     |     |         |    |          |        |    |    |    |         |     |         |   | P | age                        |
|-----|----------------|-------------------------|----------------|----------|----------|---------|----------|------------|-----------|----|-----|-----|---------|----|----------|--------|----|----|----|---------|-----|---------|---|---|----------------------------|
| Pre | fa             | ce.                     | •              | •        | •        | •       | •        |            |           | •  | •   | •   |         | •  |          | •      | ٠  |    |    | •       | •   | •       | • |   | iv                         |
| Tab | le             | 01                      | 2              | Со       | nt       | en      | its      |            |           |    |     | •   |         |    |          |        | •  | •  |    | •       |     |         |   |   | V                          |
| Lis | st             | of                      | T              | ab       | le       | S       |          |            |           | •  | •   | •   | •       | •  |          | •      | •  |    |    | •       |     | •       | • |   | vi                         |
| Lis | t              | of                      | P              | la       | te       | S       |          |            |           |    |     | •   | •       | •  |          | •      |    |    |    |         | •   |         | • | • | vii                        |
| Lis | t              | of                      | M              | ap       | S        | ٠       | •        | •          | •         |    | •   | •   |         | •  | •        | •      | ٠  | •  | •  |         |     | •       |   | • | viii                       |
| Lis | t              | of                      | F              | ig       | ur       | es      |          |            | ٠         | •  | •   |     | •       | •  | •        |        | •  | •  | •  | •       | •   | •       | • |   | viii                       |
| Sun | Ba             | ry .ckg                 | zr             | ou       | nd       | la      | nd       | l P        | tt        | ri | bu  | ite | S       |    | ٠        |        | •  |    | •  | ٠       |     |         |   |   | 1 1 3                      |
| Cha | Po<br>So<br>He | er<br>pui<br>cio<br>alt | la<br>o-<br>th | ti<br>Ec | or       | ofi     | rolle    | ofi<br>e H | le<br>ro  | fi | 1e  |     |         |    | •        |        | •  |    |    | •       | •   | •       | • |   | 17<br>18<br>24<br>30<br>31 |
| Cha | Th             | er<br>e H<br>tin        | E1             | de<br>Am | r]<br>er | y<br>ic | ar       | 1 3        | Zou       | th | ·   | •   |         | •  |          |        | •  |    | •  | •       |     |         |   |   | 41<br>41<br>43<br>46       |
| Cha | Ch             | er<br>ara<br>nd         | U              | te<br>se | ri       | st      | ic<br>Wi | es<br>ls   | of<br>shi | re | off | or  | e<br>ri | Sr | ac<br>or | e<br>• | De | ve | 10 | pr<br>• | ner | ıt<br>• |   |   | 65<br>65<br>92             |
|     |                | omr                     |                |          |          |         |          |            |           |    |     |     |         |    |          |        |    |    |    |         |     |         | ٠ | • | 100                        |
| Cha | Re             | er<br>ta:               | 11             | C        | us       | to      | me       | rs         | i         | n  | We  | est | 12      |    |          |        |    |    |    |         |     |         |   |   | 103<br>103<br>107          |
| App | en             | di                      | ζ              | Α        | •        |         | •        | •          | •         | •  | •   | •   | •       | •  | •        | •      | •  | •  | •  | •       | •   | •       | • | • | 112                        |
| App | en             | di                      | ζ.             | В        |          |         | •        |            | •         | •  | •   |     | •       | •  |          |        |    |    | •  | •       | •   |         |   |   | 114                        |
| Bit | 11             | ogi                     | ra             | ph       | V        |         |          |            |           |    |     |     |         |    |          |        |    |    |    |         |     |         |   |   | 118                        |

## TABLES

|       |    |   | Pa  | ige |
|-------|----|---|-----|-----|
| Table | 1  | Ethnic Group Composition of Westlake Elementary School Students, 1969, by Percentage; and, Percentage Change in Composition, 1966 to 1969 | 1 . | 23  |
| Table | 2  | Employment of Residents, 1960, by Percentage  |     | 27  |
| Table | 3  | Welfare Cases in Westlake's ZIP Code Areas  |     | 30  |
| Table | 4  | Morbidity in Westlake (Rate per 1000 Residents)   |     | 31  |
| Table | 5  | Arrests in Westlake and Los Angeles City  |     | 34  |
| Table | 6  | Fires and False Alarms in Westlake  |     | 34  |
| Table | 7  | Voting Behavior in Westlake   | ٠   | 38  |
| Table | 8  | Rental Estimates of Older Housing, 1971   |     | 54  |
| Table | 9  | Current Office Space Inventory in the Westlake Plan Area  |     | 67  |
| Table | 10 | Projected Office Space in Sections of Westlake  |     | 89  |
| Table | 11 | Office Space in Different Sectors of Westlake   |     | 92  |
| Table | 12 | Wilshire Corridor Land Use (By Blocks)  |     | 93  |
| Table | 13 | Percentage Distribution of Types of Stores, 1967  |     | 109 |
| Table | 14 | Retail Sales in Westlake MRC and Other Areas, 1963 and 1967   |     | 110 |

## PLATES

|       |      | <u>P</u> .   | age |
|-------|------|--|-----|
| Plate | I    | Typical Victorian, or Carpenter's, Gothic single family house from the 1880's  | 49  |
| Plate | II   | Typical Modest Single Family Houses of the 1880's  | 49  |
| Plate | III  | Typical "Bungalow-Style" Single Family Houses from the 1920's  | 49  |
| Plate | IV   | Typical Large Brick Apartment House of the 1920's  | 50  |
| Plate | V    | Typical Four-Plex Apartment House of the 1920's  | 50  |
| Plate | VI   | Typical Luxury Apartment House of the 1970's   | 50  |
| Plate | VII  | Typical modest distribution center on a Major Highway (Gestetner Duplicating Company, Beverly Boulevard)                                 | 85  |
| Plate | VIII | Medium size Office Building on a Major Highway (FAB Development Company, Olympic Boulevard)  | 85  |
| Plate | IX   | Row of offices and shops from the 1920's (Along Seventh Street, south of MacArthur Park)   | 85  |
| Plate | Χ    | Interior Court of the Granada Building, 1920-1   | 101 |
| Plate | XI   | The Scholts Advertising Building, designed by Richard J. Neutra and constructed in 1937  | 101 |
| Plate | XII  | Row of offices and apartments along Wilshire Boulevard, between MacArthur and Lafayette Parks. (American Cement Building in foreground.) | 101 |

## MAPS

|      |       | Pag   | zе |
|------|-------|---|----|
| Map  | 1     | Westlake Plan Area 15   | 5  |
| Map  | 2     | Existing Image  | 5  |
| Map  | 3     | Distribution of Population 65 Years Old and Over                          | 9  |
| Map  | 4     | Census Tracts and Postal ZIP Code Areas                                   | 9  |
| Мар  | 5     | Housing Sections 50   | 5  |
| Мар  | 6     | Office Space Sections 6   | 5  |
| Мар  | 7     | Wilshire Corridor of Westlake - Site Utilization and Office Space Sectors | 7  |
|      |       | FIGURE  |    |
| Figu | ire 1 | Office Space Growth and Projection Wilshire Corridor of Westlake 9        | 0  |

#### SUMMARY: BACKGROUND AND ATTRIBUTES

- Westlake, and especially its Wilshire Corridor, contains a large number of older apartments that are well suited to the life style and budgets of low income, elderly persons. This housing stock forms a valuable part of the City's total housing supply. (New apartments are required to have off-street parking; most new units contain considerably more living area than the units in these older Westlake buildings. Most elderly persons in Westlake do not own autos and they do not need off-street parking. Usually, these aged people cannot afford new apartment units.)
- The areas north and south of the Wilshire Corridor contain many larger apartment units in smaller buildings, as well as detached houses which are well suited to the needs and budgets of low income families. Generally, these units are occupied by young families with children, primarily Latin Americans.
- New office construction has occurred at a moderate rate along Wilshire Boulevard in the plan area. This construction is mainly an extension of Wilshire Center and of Downtown.
- Several of the major east-west streets in Westlake provide good access to Downtown, while providing locations for a "secondary supply" of office space. A number of distributors, especially those offering office equipment, are located on these streets.
- The community shopping center along Alvarado Street extending from Third to Eighth Streets provides clothing stores, entertainment facilities and restaurants that cater to the elderly residents of Westlake.
- There are neighborhood shopping centers along Olympic Boulevard at Hoover, Parkview, and Eleventh Streets; along Pico Boulevard west of Westlake Avenue and between Constance and Valencia Streets.

- Extensive medical care facilities, including hospitals, extended care facilities for the aged and doctors' offices are located in the plan area.
- MacArthur Park and Lafayette Parks are important recreational areas. They are used by the aged who live in the Wilshire Corridor as well as others in the plan area.
- The Pico-Union neighborhood has several recreational facilities including a YMCA Youth Center and a Teen Post.
- Westlake has good public transportation service to nearby Downtown Los Angeles and its regional shopping facilities. These facilities serve elderly persons who cannot drive their own cars, while the specialized shopping area along Broadway between Third and Fifth Streets primarily serves Spanish-speaking families who have limited automobile ownership.
- The area around the intersection of Alvarado and Seventh Streets is designated by Concept Los Angeles as a "Center". Unlike other Wilshire Boulevard sites designated to become "Centers," this area presently has very little high density office space. It does have high residential density coupled with a community shopping center that caters to the elderly residents of Westlake, but introduction of more high density office space would probably displace many of the present stores and residents.

#### SUMMARY: CONCLUSIONS AND RECOMMENDATIONS

This summary utilizes a method of analysis developed by the Los Angeles Community Analysis Bureau which defines the nature of threats to community well-being, sets a standard or requirement to be attained, describes existing programs available to ameliorate the threat, and finally, describes any necessary new programs.

## HOUSING

#### Threats

- Most of the housing stock in Westlake is very old.
- The plan area has a larger proportion of dilapidated and deteriorated houses than most other areas of the City.
- The number of housing units demolished between 1960 and 1970 exceeded the number constructed. More importantly, rents in the majority of new units exceed the budgets of most of the present residents of Westlake, and the units are too small for families with children.
- Large scale office construction in Downtown Los Angeles and Wilshire Center has spread over into the Westlake plan area. anticipation of a large volume of future office space construction, coupled with the large amount of present commercial zoning in Westlake has driven land prices up. Developers have purchased apartment buildings and single family dwelling units to obtain the land under them. These buildings have been allowed to deteriorate, or have been razed. The cleared sites are being used temporarily as surface parking lots until they are needed for development. A projection of current trends in office space construction indicates that the expectation of rapid growth will be largely unrealized.

#### Requirements

- The Westlake Community Plan should shape future commercial and residential growth in such a

manner as to minimize any adverse impact on existing residents. New apartment construction should be encouraged in order to house more affluent residents who will work in an expanded Wilshire Center or Downtown, but this should be accomplished without destroying the existing housing stock. The plan should adopt specific measures to preserve the existing supply of lower rent apartments and houses or state an overt, realistic and specific policy of relocating low income families and elderly individuals in other locations outside of the plan area.

#### Available Programs

- Land use plans and zoning controls (Los Angeles Department of City Planning).
- Building regulations (Los Angeles Department of Building and Safety).
- Historic landmark designations (Los Angeles City Cultural Heritage Board).
- Redevelopment and/or rehabilitation programs (Community Redevelopment Agency).
- Public housing (Los Angeles Housing Authority).
- Federal Assistance Programs (Federal Housing Administration, Department of Housing and Urban Development and Office of Economic Opportunity; See Appendix B).

## Recommendations of the General Research Section

- Encourage owners who operate rental housing in Westlake to maintain their units by reducing the unrealistic expectation of future commercial development. Commercially zoned land should be conservatively supplied as needed to match the projected modest growth of office space.
- In coordination with the Department of Building and Safety, a study of special building requirements applying to housing for the aged should be undertaken. The goal of this study would be to determine criteria and requirements which would

be appropriate for housing units occupied by the aged. In such a study, consideration should be given to lowering parking requirements, particularly in federally assisted Section 23 and 236 apartment developments; to locating toilets close to all highly used public congregating areas; to insuring that all hardware responds to a light touch, making it easier to use drawers, closets, doors; and to installing special bathing devices, such as chair baths. As appropriate, findings and recommendations should be incorporated into the City's Building Code and Comprehensive Zoning Plan (Zoning Ordinance).

- Actively preserve, protect and enhance the areas between Third and Sixth Streets and between Seventh Street and Olympic Boulevard as a major center for the elderly. This can be accomplished in several ways:
  - (1) Acknowledge this as a special area in all proposals dealing with the future of Westlake. This would include proposals by the Departments of City Planning, Water and Power, Traffic, etc.
  - (2) Encourage rehabilitation of substandard housing units using FHA and/or HUD programs. (See Appendix B).
  - (3) Encourage the construction of new housing for the elderly. As a minimum goal, properly qualified sponsors should endeavor to construct as many new units as are demolished annually. Units could be constructed under several HUD programs. (See Appendix B).
- Planning for rehabilitation of the southern part of the plan area should be accomplished in coordination with the Pico-Union Neighborhood Development Program (NDP). Generally, low and moderate cost family housing should be protected and enhanced in Pico-Union; and the residential environment should be improved.

- The individual rehabilitation of private residential structures to housing code standards should be financed through federal grants, rather than loans. A single committment of funds rather than a yearly renewal for each project area would increase continuity and efficiency.
- The Cultural Heritage Board should assign Landmark status to the following structures and neighborhood.
  - (1) The single family dwelling located at 1036-8 Bonnie Brae Street.
  - (2) The Hamberger House situated at 306 Loma Drive.
  - (3) The neighborhood north of Lafayette Park.

#### THE ELDERLY

#### Threats

- Elderly residents in Westlake generally are dependent upon pensions and welfare payments. The low level of these payments and their fixed nature give Westlake residents little protection from the ravages of price inflation.
- Westlake aged generally reside in small dwelling units. As a result, the aged rely on public spaces for conversation and recreation.
- Programs designed to improve the quality of life of the aged are administered by many agencies. This makes it difficult for the elderly to take advantage of all programs.
- The health conditions are poor in Westlake neighborhoods inhabited primarily by the elderly. Physical and mental health services are needed.
- There are many recreation facilities and activities for the aged in Westlake.

However, they could be expanded to even better serve the needs of those residing in the plan area.

#### Requirements

- The aged of Westlake need extensive public and private recreation and health facilities.
- Steps should be taken to make it easy for elderly residents to find out what programs and activities are available to them.

#### Available Programs

- Park acquisition and recreation programs. (Los Angeles Department of Recreation and Parks).
- Health services and facilities. (Los Angeles County Department of Health).
- Federal Assistance Programs. (Office of Economic Opportunity, Department of Health, Education and Welfare; See Appendix B).

## Recommendations by the General Research Section

A single agency or association should be created to serve all of the needs of the aged. Currently, a number of single purpose agencies, bureaus and groups feel that certain single services are their exclusive responsibility and that no other group has the right to intrude into their domain. In place of this. there should be a comprehensive planning agency for the elderly which would undertake or coordinate the efforts of all of these bureaus and agencies. The function of this agency would be multi-faceted: would apply for funds, it would aid in the determination of the location of new services, it would provide legal services and it would help develop training programs for its professional staff and its volunteers. This agency would offer individualized counseling at neighborhood centers. It would provide information for the employer to help employees plan for retirement. It would strive to create and to improve specialized services to employ the elderly.

- Mental and physical health services for the aged should be improved. "Stay-well" clinics should be available throughout Westlake for diagnosis and counseling. Most aging poor need a means to obtain wholesome, regular, low-price meals. In terms of mental health, programs are needed to overcome loneliness and fear of death. Most aging poor, especially those confined to bed, would benefit greatly from a regular "Friendly Visitor". Finally, as a part of this, a program should be developed to "reach out" and find individuals who need service and make them aware of available help. Funds might be available via Federal grants. (See Appendix B).
- Recreational facilities and programs for the aged in the Lafayette Park Senior Citizens Center should be expanded. New programs could include an informational and referral office to dispense information on various programs and agencies offering assistance including housing, a "stay-well" clinic, a recruitment office for volunteers or paid aids, and other social and recreational programs.

## WESTLAKE FAMILIES WITH CHILDREN

#### Threats

- Most of the families with children living in the Westlake plan area, particularly in the north and south portions, are Latin-Americans. Generally, they face problems typical of Latinos residing in the United States and in Los Angeles. Ethnic discrimination is one of these problems. The second major problem is the difficulty many Latinos have communicating in spoken and written English. These problems are largely responsible for the low incomes of plan area Latinos as well as preventing upward social and economic mobility.
- Latins tend to receive an inferior education. In part, this is associated with the Latino

problems cited above.

- Health conditions in Westlake are below average in areas occupied by families with children, reflecting the low level of incomes received by these residents.

#### Requirements

- Westlake families with children, and especially Latinos, need economic and legal assistance in preparing for and securing better paying jobs. With increased economic status, many of the housing, health, education and youth problems should be alleviated.
- Low income families need better low cost (or free) medical care.
- Education should be more relevant to the needs and goals of low income *Latinos*.
- Overt hostility and anti-social actions by Latin youth are dysfunctional to the greater society and therefore they should be deterred. However, this should be accomplished by alleviating the root cause of the action and not necessarily by attempting to eliminate the overt behavior per se.

## Available Programs

- Park acquisition and recreation programs (Los Angeles Department of Recreation and Parks).
- More tolerant law encorcement policies (Los Angeles Department of Police).
- School programs, including adult education programs (Los Angeles Unified School District).
- Various welfare services (Welfare Planning Council).
- Federal assistance programs (Office of Economic Opportunity, Department of Health, Education and Welfare, Department of Agriculture, Cabinet Committee on Opportunities for Spanish Speaking

People, Small Business Administration, Department of Commerce, Department of Labor; See Appendix B).

- State assistance programs (Department of Education, Department of Rehabilitation; See Appendix B).

Recommendations of the General Research Section

- In order to curtail the "delinquent" behavior of Westlake youth, alternative activities should be encouraged. It is especially important that some of these activities be offered at night and at other times when juvenile "crime" occurs. Potential sources of funds are listed in Appendix B.
  - 1. One traditional solution is to increase recreational facilities and programs. Easy access to such facilities would increase the chance that youth will use these facilities. Contact sports offer an alternative means to express aggression and hostility. It is recommended that lights be installed on playing fields.
  - The creation of new teenage youth centers and the enlarging of existing ones is another means to curtail juvenile "delinquency".
  - 3. The Los Angeles Unified School District should develop vocational and academic programs so that by age 16, each student would be qualified to obtain legitimate employment. Vocational and academic programs should be developed by the school district for those who do not have marketable skills and cannot gain employment. A major proportion of these programs should be offered at night so that those who work during the day will have a real opportunity to receive adult education. These programs should be non-tuition programs.
  - 4. To encourage students to graduate from high school and thereby have easier access

to more jobs, the school district should increase the relevancy of its programs. To do this, all school programs should be tailored to fit the needs of the local population. Not only should the subject matter taught be relevant to the residents. but the way in which it is taught may vary. With respect to Latin-Americans in all areas of Los Angeles, it is important to consider applying the lessons learned in the Malabar Project. This program was designed to improve the quality of schooling given to Latin-American children in East Los Angeles. Conclusions drawn from this Project suggest that the quality and adequacy of education may be improved when parents and teachers take an optimistic interest in the individual performance of each child.

- 5. The City, the County and Federal governments should enlarge programs to hire unemployed youths who have "dropped out" of school. These programs must offer not only a means to develop a marketable skill or knowledge, but must facilitate self pride.
- In order to assist new arrivals to the United States, the Welfare Planning Council could publish an information sheet, printed in English and Spanish, listing telephone numbers and addresses, and containing descriptions of and information on various City and County services and agencies. These information sheets should be distributed at recreational, educational, and commercial facilities patronized by Latin-Americans. The information would help aculturate new arrivals.
- Whenever possible, adolescents should not be arrested or issued citations, particularly when minor infractions of the law are involved. The potential effect of such actions is far reaching, encompassing much more than a trial and possible stay in prison. After an arrest, an individual becomes labeled. He is a "bad" individual, an "ex-con". His former friends no longer can trust him as they did before his "true" identity

came to light. When this occurs, the individual is forced to view himself in a new manner. And thus, often, the individual's friends and actions can change - and change to conform to the new, deviant image. Thus, arrests and citations can *encourage* the very things they are supposed to alleviate.

This labeling process can have a particularly deleterious effect on the future lives of adolescents. Criminal records can effectively prevent them from securing jobs; going to prison can interrupt or terminate a person's educational career. In only a few cases do arrests or citations solve a problem or rehabilitate a person. In short, these actions can make a criminal out of a person who otherwise might not have become one. Therefore, whenever possible, police should not arrest or cite juveniles; rather, verbal "warnings" should be given. Such actions would decrease hostility and create a better environment - an environment wherein the planning process would be more successful. The Basic Car Plan, recently adopted by the Los Angeles Police Department, is a step forward, because it increases the individual patrolman's understanding of the area and its residents and thus may reduce hasty arrests.

## NON-RESIDENTIAL AREAS

#### Threats

- Haphazard and illogical siting and arrangement of offices and stores can disrupt the functioning and form of the existing neighborhood. (This is discussed under "Housing".) Furthermore, this development can impair access into, out of, or through an area. This type of development affects city facilities, including libraries, schools and streets, as well as city services (Police and Fire Departments and the utility infrastructure).

## Requirement

 New development should be accomplished in a logical pattern. When possible, existing neighborhoods should not be disrupted; the City's services and facilities should not be overtaxed.

#### Available Programs

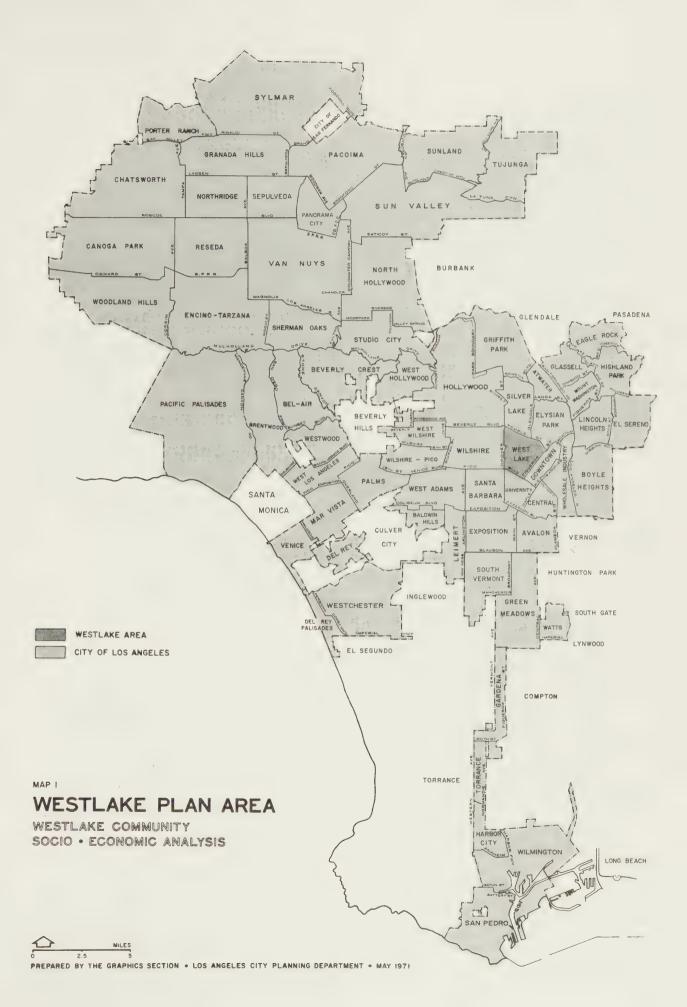
- Land use plans and zoning controls (Los Angeles Department of City Planning).
- Historic landmark designations (Los Angeles City Cultural Heritage Board).
- Private investor decisions.

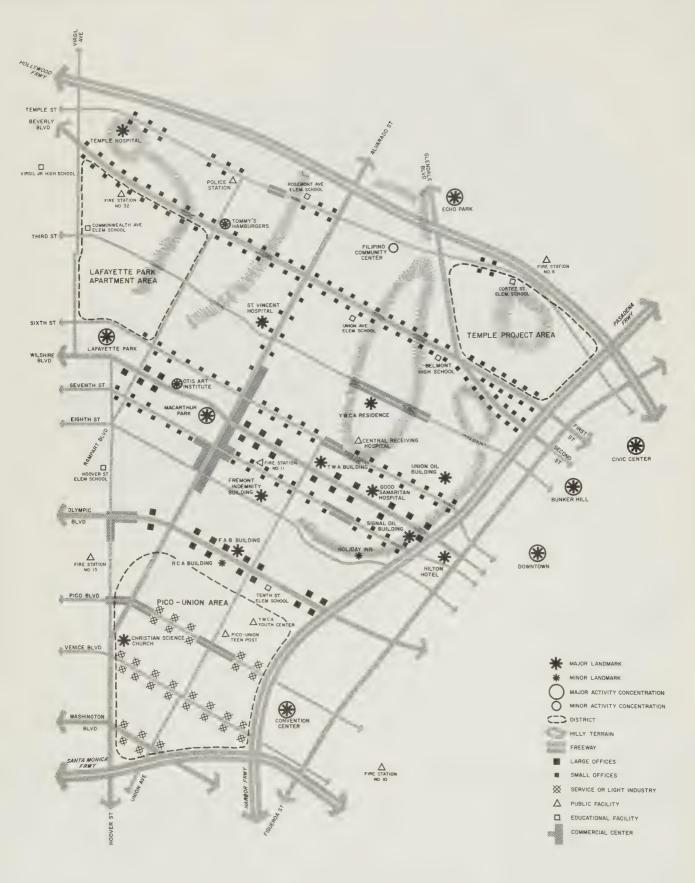
#### Recommendations of the General Research Section

- The present commercial frontages along Sixth, Seventh and Eighth Streets west of Bixel Street should be maintained in commercial use, but in this area the floor ratio should not be permitted to exceed three times the buildable area of the site.
- The entire area between Sixth and Seventh Streets in the Westlake plan area should be designated for commercial use, but the permissible floor area should vary so that more intense development will be concentrated in the first 300 feet north and south of Wilshire Boulevard, as well as closer to Wilshire Center and Downtown. An appropriate pattern might be for high intensity development floor area to buildable area (ratio of 6) in the 600 foot strip along Wilshire Boulevard; and, low intensity in the rest of the Corridor.
- Non-residential development in the northern and southern sections of the plan area should be encouraged along the major streets, but the floor area on commercial zoned parcels should be kept at no more than three times the buildable area of the parcel, thus maintaining the character of the present development. This would spread development along the boulevards rather than concentrating it and would reduce potential traffic congestion at any one place. While retaining their

identity as a "secondary supply" office areas, this policy would channel intensive new development into one of the "Centers" proposed in the City's general plan.

- The Cultural Heritage Board should assign landmark status to the following:
  - A. American Cement Building, 2404 Wilshire Boulevard.
  - B. Hospital of the Good Samaritan Medical Center, 1212 Shatto Street.
  - C. Granada Building, 670 South Lafayette Park Place.
  - D. Scholts Advertising Building, 1210 West Fourth Street.
  - E. Union Insurance Building, 1008 West Sixth Street.
  - F. Young's Market Company Building, 1600 West Seventh Street.
  - G. "Wilshire Boulevard Type" streetlights, Wilshire Boulevard between Park View and Figueroa Streets.





MAP 2

## EXISTING IMAGE

WESTLAKE COMMUNITY
SOCIO • ECONOMIC ANALYSIS



#### CHAPTER 1: SOCIO-DEMOGRAPHIC PROFILE

Social elements of a community and its population are relevant to city planning. Since the physical elements of a community are in large part a reflection of the social characteristics inherent in its population - i.e., health, education, crime rates, political opinions, etc., - it is necessary that planners and the public be familiar with these characteristics, in order to understand, to predict and to shape the community's future growth. In that aspect of the planning process, in which the professional planners present and discuss their plans with the residents of the community, it is important that the planners be knowledgeable about the opinions, preconceptions, needs, and desires of the resident population. The following chapters of this study will discuss these social elements in response to the principles outlined in this introduction.

The socio-demographic portion of this report is divided into three sections. The first is a general profile of the plan area. It includes information on population size, on population growth, on density, on age and sex ratios and on ethnic and racial characteristics. The second section contains an analysis of educational attainment and school quality, occupation and income, and area health rates. This section includes a discussion of the level of social adjustment (called social disorganization) in the area and among other elements, covers political behavior and police arrest rates. Chapter 2 includes the final section, dealing with social concerns in Westlake. Within the context of the plan area and the City of Los Angeles, it includes possible solutions to them.

The 1970 Census data is not yet available. Therefore, in large part, this report must rely on 1960 information. Fortunately, in general terms, between 1960 and 1970, the Westlake plan area did not change as drastically as did other parts of the City. Thus, while the 1960 data is old, it is quite meaningful.

#### POPULATION PROFILE

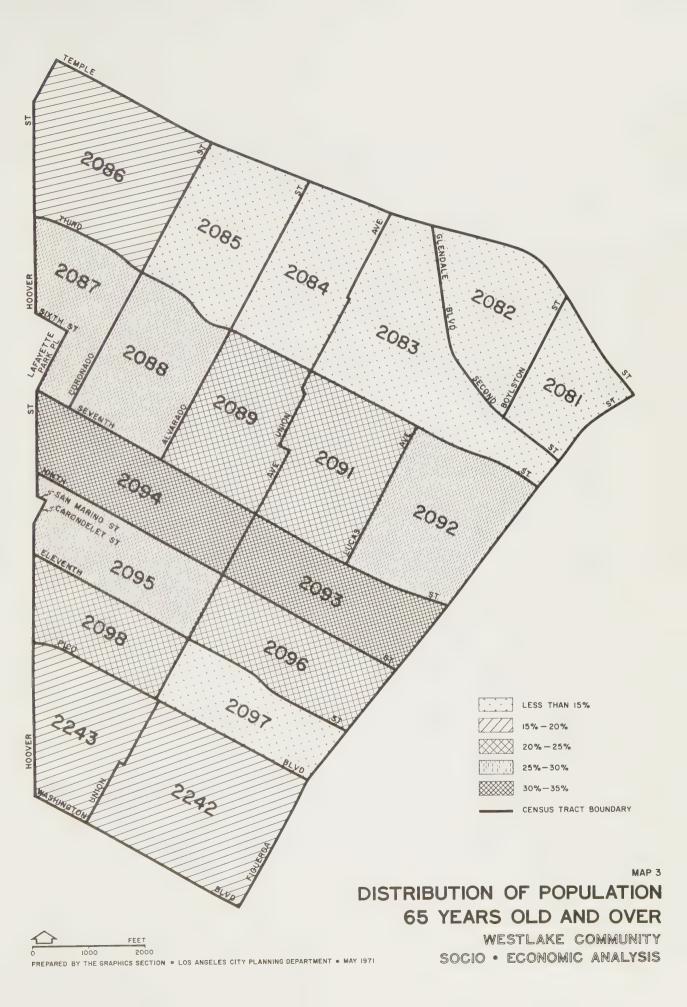
General. Currently, the General Research Section estimates that approximately 75,000 people live in Westlake. According to the 1960 Census, the area had a population of 64,893. Since this last census year, the population has increased about 15 percent. During this same period, the population of the City of Los Angeles increased almost 19 percent and, therefore, Westlake did not match the Citywide pattern. The rate of population increase in the plan area was similar to that of the adjoining Wilshire District plan area (19 percent increase) and substantially higher than the increase in those areas to the north: the population of both Silver Lake and Echo Park went up about one percent.

Age; Sex; Density. When compared to the general pattern of the City of Los Angeles, the age and sex ratios of the Westlake population are unusual. People of all ages are found in all parts of the plan area, but there is both an inordinately high proportion of elderly and a low percentage of youth under age 15. About 21 percent of the residents of Westlake are over age 65, whereas, only ten percent of those in the entire City are in this age group (1960). Westlake has the highest concentration of aged in the City of Los Angeles; it peaks around Ninth and Alvarado Streets, but ranges from Third Street on the north to Eleventh Street on the south. (See Map 3.)

The concentration of elderly affects median age: in Westlake, the median age is about 48 years (1960), the highest of any section of Los Angeles, and 15 years higher than the City median.

The median age varies in different sections of the plan area. It is lowest in the sections north of Third and east of Coronado Streets (29.5 to 39.0 years) and south of Pico Boulevard (38.7 to 39.0 years). But in one part of the northeast sector of the plan area, it is lower than the City average (Census Tract 2081, 29.5 years). In the central part of Westlake, one finds a higher median age. In the strip between Seventh Street and Olympic Boulevard, this reaches the highest - about 56 years.

Generally in Westlake, low percentages of youth are found in those areas with high proportions of aged. In the strip between Third and Eleventh Streets, the percentage of youth is the lowest in Westlake (about 10.2 percent of the total population) and the percentage of



elderly is the highest (about 25 percent of the total population). The absence of intermixture of youth and aged is common in most neighborhoods where elderly reside; but it is contrary to that which exists in the adjoining Echo Park area where there are large concentrations of youth under age 15.

There were slightly fewer females than males in Westlake in 1960. The ratio of women to men was 0.97:1. This ratio is unusual: on the average, women live longer than men and as a result, normally one finds many widows in neighborhoods where the aged reside.

Both the small number of young people and the high ratio of males can be explained by the unique housing stock of Westlake, especially between Third and Eleventh Streets. Most of the dwelling units are contained in older apartment buildings and have only one or two rooms per unit; therefore, they are more suitable shelter for single persons or couples rather than families. These units could house young childless couples or young singles, but the lack of on-site parking, the general condition and age of units, and the reputation of Westlake as an old age center discourages most younger renters, while insuring a steady demand for these units by new elderly residents. This image was reinforced when many Bunker Hill residents, displaced by a redevelopment project, moved into Westlake. The aged of Westlake are not young residents who have grown old in their own homes, as in the Echo Park area, but instead are renters who were elderly when they moved to Westlake.

The nature of these apartment units and the relatively low rents available, explains the high ratio of males. Elderly women living alone are usually more affluent than elderly men, in large measure due to life insurance settlements. These women probably can afford retirement housing that offers more on-site recreation and greater personal safety.

In spite of the large number of aged residents, elementary school enrollment in the plan area has increased by 15.1 percent between 1960 and 1969. This is the result of the influx of large Latin families who have succeeded elderly persons in low density housing, especially north of Sixth Street and south of Olympic Boulevard.

Overall, the current density of Westlake is about 33 people per gross acre. Therefore, the plan area contains the highest density of any community in the City of Los Angeles. Westlake's density exceeds the City's average density by 20.6 people per gross acre. The density within sectors of Westlake varies, and this is reflected in the Appendix: the range is from a low of 11.8 people per gross acre in the southwest corner of the plan area to a high of 43.5 and 51.1 people per gross acre in the sector along Wilshire Boulevard between Hoover and Alvarado Streets and in the area surrounded by Third Street, Lucas Avenue, Seventh and Alvarado Streets, respectively. Generally, the census tracts along the northern and southern boundaries, as well as those along the eastern boundary south of Seventh Street, exhibit lower densities than other tracts. Population density factors in part reflect the housing stock in an area. This residential inventory is discussed in the next chapter.

Ethnicity and Race. In 1960, the federal government took the most recent complete count of the ethnic and racial composition of Westlake. In every census tract, except for those north of Third Street between Hoover and Alvarado Streets, at least 94 percent of the residents were classified as "White." Those census tracts facing Seventh Street between Hoover and Figueroa Streets had over 99 percent of the residents categorized as "White."

Residents with Spanish surnames are classified as a subgroup of "White." Because of subjectivity in term definition, data on this subgroup is questionable; but if used in a general manner, it can be useful. In 1960, in Westlake, 16 percent of the total population was classified in this subgroup and, thus, there was a higher proportion of "Spanish surnames" in Westlake than in the City (11 percent in City). This proportion was dissimilar to that of the adjoining Wilshire District (4 percent), but similar to that of the Silver Lake - Echo Park area (19 percent). Residents with Spanish surnames comprised a major portion of the total population in the section north of Second Street. There were large concentrations in the neighborhoods around the north, east and south boundaries of the plan area.

The second largest racial designation was that classified as "other" and included Orientals and American Indians (6 percent). Blacks composed three percent of the population and were concentrated north of Third Street between Alvarado and Coronado Streets.

The Los Angeles City School District annually publishes a racial and ethnic survey, wherein students are classified by ethnic and racial characteristics. This data provides an indication of the ethnic and racial composition of the plan area. The school enrollment data does not, however, reflect the characteristics of the total population: rather, it affords some insight into the characteristics of school children and adults of childbearing years, or ages 18 to 44.

Currently, as Table 1 shows, in Westlake the largest percentage of the student population is classified as "White" (83.5 of all elementary students). Residents of "Chinese, Japanese and Korean" descent composed the second largest group (5.9 percent) and "Negroes" made up the third largest (5.2 percent). "White" students with "Spanish surnames" composed about 68 percent of the total number of elementary school students. Therefore, this category is the largest in the plan area. Further, of all groups, between 1966 and 1969, "Spanish surnames" increased most rapidly (13.2 percent increase).

Table 1: Ethnic Group Composition of Westlake Elementary School Students, 1969, by percentage; and Percentage Change in Composition, 1966 to 1969

| School                                      | Spanish<br>Surname |                       | Negro         |              | American<br>Indian | Other<br>Non-White | 1969<br>Total<br>Percent |
|---|--------------------|-----------------------|---------------|--------------|--------------------|--------------------|--------------------------|
|   |                    |                       |               |              |                    |                    |                          |
| Commonwealth<br>1969 % Distrib.<br>% Change | 52.6<br>+26.7      | 29.7<br><b>-</b> 29.3 | 2.8           | 6.3<br>-31.6 | 0.4                | 8.2<br>- 73.7      | 100.0                    |
| Cortez<br>1969 % Distrib.<br>% Change       |                    |                       |               |              |                    | 1.9                | 100.0                    |
| Hoover<br>1969 % Distrib.<br>% Change       |                    |                       |               |              |                    |                    | 100.0                    |
| Magnolia<br>1969 % Distrib.<br>% Change     | 74.4               | 7.0<br>-36.4          | 11.5<br>-19.0 | 5.8<br>-25.6 | 0.3                | 1.0                | 100.0                    |
| Rosemont<br>1969 % Distrib.<br>% Change     | 58.9<br>+ 7.5      | 16.9<br>-18.8         | 7.6<br>-29.4  | 6.4          | 0.3                | 7.9<br>+ 97.5      | 100.0                    |
| 10th Street<br>1969 % Distrib.<br>% Change  | 83.9<br>+10.0      | 10.0<br>-37.1         | 0.5           | 1.6<br>-54.3 | 3.4<br>+ 30.8      | 0.6                | 100.0                    |
| Union<br>1969 % Distrib.<br>% Change        | 60.2<br>+19.2      | 19.6<br>-39.5         | 5.1<br>-32.0  | 5.8<br>+ 7.4 | 2.1<br>+600.0      | 7.2<br>+ 84.6      | 100.0                    |

Source: Los Angeles City Unified School District, Racial and Ethnic Survey, Fall, 1969, Los Angeles: By the author, 1969.

Los Angeles City Unified School District, Racial and Ethnic Survey, Fall, 1966, Los Angeles: By the author, 1966.

### SOCIO-ECONOMIC PROFILE

A community plan is, at its core, an attempt to allocate realistically land and functions in a plan area among several uses, including residential, commercial, and industrial. Since each plan area in the City is unique, with a pattern of land use already established and a constantly changing population using the land, any plan that suits the area's needs must be developed reflecting the present land use and how it came about, the characteristics of the population using the area, and the direction the community would take if there were no change in the present land use pattern. The following socio-economic analysis of the Westlake district provides an analysis of where the community has been, where it is now, and where it would go under present constraints. Any changes in the land use pattern, transportation system or physical facilities, as adopted in the community planning process, should encourage changes in the community that are seen as favorable while discouraging unfavorable ones.

Educational attainment, occupational type, annual income and social status are highly interrelated. Generally, occupational type determines annual income. Occupation type is the result of formal and informal education, and, in large part, annual income determines social status. Because of this interrelation, these elements are discussed together.

Educational Attainment; Educational Adequacy. To understand any social group or community, a study of its educational system is of great importance. Many commentators feel that in contemporary society, the level of education received is the key factor in forecasting occupational and monetary "success." They argue that other opportunities for upward social mobility, with minimum educational requirements, have been virtually blocked. Thus, an analysis of the educational status of a community is quite relevant.

Education may be viewed on three levels. First, analysis may be made of the educational achievement of those over age 25, or of those who presumably have finished their formal education. Educational attainment by this population group usually has a direct relation to occupational and status factors and, thus, to planning. This relationship is discussed below. In most cases, the level of

education attained by parents directly affects the family's social and educational level, as well as social pressures on their child to stay in school. Parents who have had little education may minimize the importance of their child's remaining in school.

The Census Bureau quantifies years of education received by these over age 25. In the Westlake plan area, the 1960 median was 10.7 school years completed, which was below that typical for the City (12.1 years completed). Those with the lowest attainment resided in the predominantly Latino section north of Second Street (8.1 to 8.9 years completed), and in the section generally east of Union Avenue and south of Olympic Boulevard (9.2 to 9.6 years completed). The section northwest of Seventh Street and Union Avenue - primarily inhabited by the aged - showed the highest level of educational attainment. Residents north of Third Street between Alvarado Street and Union Avenue and those east of Lucas Avenue between Third and Seventh Streets completed 11.7 years of school. Although the level of educational attainment of those over age 25 in Westlake was below the City's average, it was higher than that of the adjoining Echo Park area.

Therefore, the level of education achieved by Westlake aged is below the City norm. It is not as low as one might expect, however, and this is probably due to the fact that most Westlake elderly are Anglo-Saxons and, thus, they are members of an ethnic group that has always tended to receive at least an average amount of education. This data also implies that Latinos have received little education. Furthermore, as discussed below, the current high school "drop out" rates in Westlake indicate that Latin-Americans are still attending schools for fewer years.

A second factor to consider in an educational analysis is the adequacy of education received. The Los Angeles Community Analysis Bureau (CAB) has ranked the plan area schools by national standards. This ranking put the schools in Westlake in the lowest quintile in Los Angeles and, therefore, well below the national norm. Westlake schools are, thus, on a par with those in Boyle Heights, South Central Los Angeles and Venice. And, they are inferior to the schools in West Los Angeles and in the San Fernando Valley.

On another level, it is interesting to note that there are 90 Westlake students in the Headstart Program. There are no students from the area in the similiar program administered by the Los Angeles City School District. The Community Analysis Bureau estimates that there are about 2,000 children in Westlake who would benefit from these types of programs. This estimate is based on the number of families in the area receiving Aid to Families with Dependent Children (AFDC).

A final aspect of an analysis of education is the percentage of "drop outs." Generally, rates of attrition of tenth grade students - the first legal opportunity students have to "drop out" - are high. Belmont High serves the Westlake area, although its boundaries also include the Echo Park area. At this school, 40.7 percent of all tenth graders "drop out" and, therefore, the rate is well above the City School District norm (26.8 percent of all tenth grade students). And, it is higher than the nearby schools of John Marshall (22.2 percent), Los Angeles (27.3 percent), and Roosevelt (35.3 percent).

Occupation. The largest group of employed residents within the plan area had positions classified as "clerical" (21.7 percent, 1960). There were large clusters of people employed in two other categories: "operatives" (16.2 percent) and "service" (13.7 percent). The "clerical" category includes clerks, bookkeepers, secretaries, receptionists and telephone operators. The "operative" group includes mechanical apprentices, laborers, sailors and truck drivers. "Service" is composed of positions such as policemen, firemen, hospital attendants, bartenders, cooks and hairdressers.

Interestingly, there was a high percentage of residents whose positions were classified as "professional."

Nevertheless, and as discussed below, the income and social status levels in the plan area are low. Therefore, as most "professionals" are in middle or upper income groups, this situation is perplexing. It is likely that Westlake residents are employed as hospital orderlies, practical nurses and legal secretaries; it is possible that these positions were inadequately described by the residents and that they were misclassified by the Census Bureau.

The table below compares occupation type in Westlake to other areas. Silver Lake - Echo Park and Wilshire adjoin Westlake, and Boyle Heights is the location of the largest concentration of Latinos in Los Angeles. Westlake's occupation profile is dissimilar to all of the nearby areas. The largest proportion of "other" in the table is probably attributable to the large proportion of residents employed in the "service" category. The low proportion of "blue collar" workers probably results from the high percentage of aged on fixed incomes.

Table 2: Employment of Residents, 1960, by Percentage

| Area                                  | "White<br>Collar" | "Blue<br>Collar" | Other | Total<br>All Types |
|---------------------------------------|-------------------|------------------|-------|--------------------|
| Westlake                              | 43.3              | 26.1             | 30.6  | 100.0              |
| Boyle Heights                         | 20.6              | 62.7             | 16.7  | 100.0              |
| Silver Lake-<br>Echo Park<br>Wilshire | 50.1<br>65.0      | 27.8<br>17.0     | 22.1  | 100.0              |
| L.A. City                             | 45.0              | 39.0             | 16.0  | 100.0              |

Source: U.S. Bureau of the Census, 1960 Census of Population and Housing.

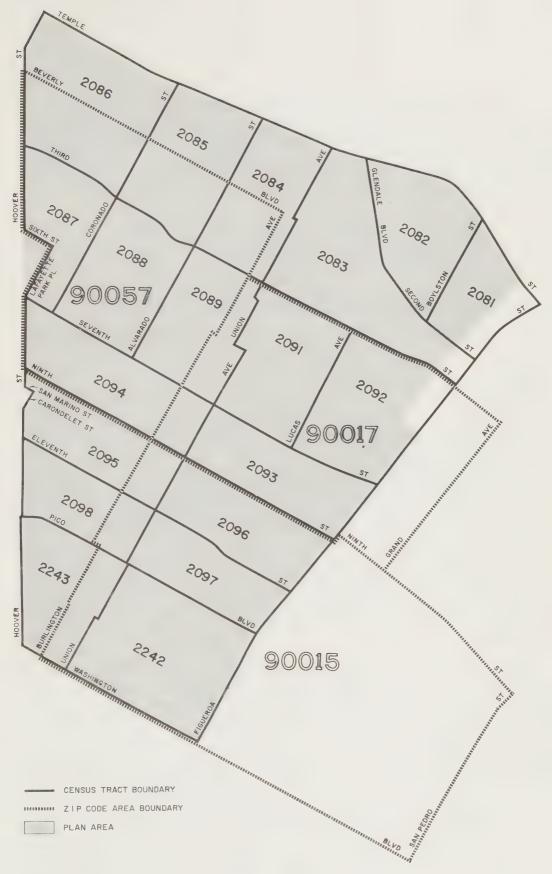
Income. In 1960, the annual median family income, in various Westlake census tracts, varied from a low of \$3186 to a high of \$6772. Residents of the sector north of Third Street and west of Alvarado Street tended to earn the highest annual incomes (range from \$5333 to \$6772). Those with the lowest medians resided south of Eleventh Street. With the exception of Census Tract 2243, which had a median annual income of \$5126, the median annual income in census tracts in this area ranged from \$3186 (Census Tract 2098) to \$3995 (Census Tract 2242). Thus, the typical median income in Westlake was much lower than that of the City median (\$6896). Between 1950 and 1960, the median annual income in the plan area increased at about the same rate as that of

the City: 188 percent in Westlake and 190 percent in Los Angeles. Therefore, while income rose, they remained low.

Welfare. In a socio-economic study, it is useful to observe the numbers and types of welfare cases. At this time, welfare statistics are available for Postal ZIP Code Areas, which are not comparable with the census tract boundaries used in gathering and presenting other data in this report. (See Map 4.) Nevertheless, the welfare data, by ZIP Code Area, is valuable. Table 3 shows that there has been a dramatic increase in the number of welfare cases in ZIP Code Areas 90015, 90017, and 90057. The cases in Area 90015 increased very rapidly; in this area, the number of cases of Aid to the Totally Disabled and Aid to Families with Dependent Children about doubled. The number of AFDC cases in Areas 90017 and 90057 showed an even greater increase. Compared to the three percent typical of the entire City, the number of welfare cases in all areas are high: they range from about 6.6 times as many cases in Area 90017, to just under ten times as many cases in Area 90015.

Besides the four Headstart Units discussed in the Education Section, there is only one other public program in the plan area designed to improve the socioeconomic level of the residents. The School District has one Education Aide position at the Tenth Street School. This aide helps in the school's library or works as a teaching assistant. The job is given to a "drop out" who the School District feels may return to school.

Conclusion: Socio-Economic. In summary, it is clear that the residents of Westlake demonstrate a consistent socio-economic profile: regardless of which of the two major population groups they are in - the Latinos or the elderly - Westlake residents have low annual incomes. These incomes are based on one of two things: (1) occupations which are classified as having low pay and low social status, and (2) welfare payments or pensions. It is premature to measure the socio-economic status of the "second generation". However, if one occurs - even in part - with those who suggest that education is the only vehicle for upward mobility, then one must look pessimistically at the possibility that Westlake youth will rise above the status of their parents.



MAP 4

# CENSUS TRACTS & POSTAL ZIP CODE AREAS

WESTLAKE COMMUNITY
SOCIO • ECONOMIC ANALYSIS

Table 3: Welfare Cases in Westlake's ZIP Code Areas

| ZIP Code | e Area | Aid to<br>Totally<br>Disabled | Old Age<br>Security | Aid to<br>Blind | Aid to Fami-<br>lies with<br>Dependent<br>Children | Total<br>Cases | Welfare<br>Cases as<br>Percent of<br>Total Population |
|----------|--------|-------------------------------|---------------------|-----------------|--|----------------|---|
| 90015    | 1967   | 351                           | 797                 | 29              | 166  | 1343           | N.A.  |
|          | 1970   | 623                           | 885                 | 32              | 388  | 1928           | 29.1  |
| 90017    | 1967   | 522                           | 1375                | 40              | 64   | 2001           | N.A.  |
|          | 1970   | 927                           | 1522                | 45              | 140  | 2634           | 20.5  |
| 90057    | 1967   | 660                           | 1343                | 32              | 95   | 2130           | N.A.  |
|          | 1970   | 1 <b>17</b> 1                 | 1486                | 36              | 217  | 2910           | 25.0  |

Source: 1967 Tabulated List of Welfare Recipients (as revised), Los Angeles County Department of Public Social Services.

N.A.: Not Available.

#### HEALTH PROFILE

In reflecting the hygenic condition of an area, health and disease rates are valuable in assessing a community. They can reflect the physical condition of homes in the area and the general neighborhood. In short, these health rates are often a mirror of the general environment. Because of this, health is specifically mentioned in Section 12.02 of the Los Angeles Comprehensive Zoning Ordinance: planning should "... promote health, safety, and the general welfare of the citizens." Furthermore, as health and disease rates vary from area to area, and because ethnic and economic groups cluster in different neighborhoods, health and disease rates reflect certain demographic and economic characteristics. In a similar manner, they can be indicative of the level of social disorder.

Many incidents of disease are not reported and, therefore, do not appear on health rate data. Some diseases are mislabeled in the records; some people may have more than one disease per year and be counted as two individuals. Therefore, health data must be used cautiously. However, on a general level, it can lead to valuable insights. The County of Los Angeles Health Department, the jurisdiction of which includes the City of Los Angeles, ranks the level of health in an area by analyzing the following four morbidity factors: gonorrhea, syphilis, tuberculosis and infant mortality (death before age one).

As Table 4 shows, the rates of these factors, in West-lake, are considerably higher than those for the entire

City. In fact, the gonorrhea rate is twice as high in Westlake and the syphilis rate is four times as high. In 1969, Westlake had the highest rate of tuberculosis in the City. The decrease in the number of cases between 1968 and 1969 does not change the higher rates in this area.

Table 4: Morbidity in Westlake (rate per 1000 residents)

|                   | Number of | f Cases<br>1969 | 1969<br>Westlake | Rate<br>L.A. County |
|-------------------|-----------|-----------------|------------------|---------------------|
| Gonorrhea         | 155       | 807             | 10.8             | 5.1                 |
| Syphilis          | 271       | 267             | 3.5              | 0.9                 |
| Tuberculosis      | 72        | 79              | 1.1              | 0.2                 |
| Infant Mortality* | Ν.Α.      | 47              | 22.3             | 18.5                |

Source: "Reportable Diseases in Los Angeles County, 1969," County of Los Angeles Health Department, Division of Records and Statistics, Statistical Report Binder Section 5.

N.A.: Not Available.

# SOCIAL ADJUSTMENT PROFILE

The level of social adjustment or maladjustment (the latter often being referred to as social disorganization) indicates the weakening of personal ties and of institutional machinery, such as the government. It is one part of a two part phenomenon; the other being cultural disorganization, or the weakening of ties to, and conflict with, the value system. Social disorganization may be divided into active and passive types and examples may be found in a variety of situations; an obvious one is that between today's so-called "radical" youth and the government. Because they feel the government is not consistent in following its own democratic and egalitarian principles, these young people become alienated

<sup>\*</sup>Infant mortality rates are given per 1,000 live births.

and cannot fully accept policies of their country. Thus, they are, in effect, disenfranchised from the mainstream and show some evidence of social and cultural disorganization.

Analysis of social adjustment is very useful in planning studies: neighborhoods with high rates of social disorganization have different and greater planning needs and requirements. In fact, it is possible that social disorganization in a neighborhood may be a function of a lack of adequate city planning in that area. In any event, if plans are to be carried out successfully, these social needs and requirements must be considered. A second example of the usefulness of social disorganization analysis to planning is of a procedural nature. This knowledge is useful when developing time schedules for implementing plans as well as in formulating the strategy by which the plan will be presented to the citizens of the area.

Arrest and Police statistics, Fire Department records, voting behavior and suicide records are believed to be good indicators of social disorganization and will be discussed as such. A general conclusion follows this discussion.

Arrest and Police Indicators. Although information derived from arrest and police records is one means of quantifying social disorganization, these statistics can be misleading. All crimes - especially minor ones - are not discovered by the police. Therefore, arrest rates usually are not synonymous with crime rates. Furthermore, because of legal technicalities or because of the exertion of political or social power, some people may never be arrested for crimes which they are suspected of having committed. Nevertheless, when used with caution, arrest rates can be suggestive: on a general level they offer two means of describing one aspect of the society.

The arrest rate in Westlake is much higher than that in the entire City. In the plan area, there were 105 arrests per 1000 residents versus 73 arrests per 1000 residents in the entire City. As shown in the following table, arrest rates in Westlake for alleged drunkenness and for "other" crimes were extremely high, compared to the entire City.

Similarly, when arrests are percentaged by type of crime, there are relatively high numbers of alleged drunkenness and "other" crimes. In Westlake, according to a Police Department spokesman, "other" arrests are primarily of two types: loitering and malicious mischief. Loitering includes arrests made in MacArthur and Lafayette Parks after 10:00 p.m., the parks' closing time. It can include young adults parked in cars or adults whom police perceive as likely to engage in crimes of vice. Malicious mischief is a category which includes vandalism and attempted auto theft.

In fiscal 1969-1970, about 68 percent of all Westlake arrests occurred in six census tracts (Nos. 2083, 2089, 2091, 2093, 2095 and 2243). Together, these tracts form a diagonal area which traverses the plan area in a northeast-southwest direction. Census Tracts 2089, 2091 and 2093 - which includes the area between Third Street, Lucas Avenue, Seventh and Alvarado Streets - contained about 30 percent of all Westlake arrests. The distribution of police man hours reflected the crime rates and more men were assigned to those neighborhoods with higher rates.

The Rampart Police Station, which in part serves this plan area, had more crimes per 1000 persons than the City norm (77.8 Rampart). There were far fewer arrests than in Downtown Los Angeles (387.2 per 1000) and more than in the San Fernando Valley (e.g., Devonshire Station, 39.6 per 1000). Table 5, page 34, contains comparative arrest statistics for Westlake and the City of Los Angeles.

Fire Department Indicators. In most cases, fires are not intentionally set and most fire alarms are sounded for actual fires. However, occasionally, fires are started intentionally and in other cases false alarms are sounded. When the latter situation occurs, there is a disregard for and possible hostility toward an agency designed to insure the welfare of the residents. The Fire Department feels that many nonstructural fires are often started intentionally. False alarms and the intentional setting of nonstructural fires may, therefore, be viewed as two indicators of social disorganization.

Five Engine Companies service the Westlake plan area. These are numbers six (which serves the northeast section), ten (which serves the southern section), ll

Table 5: Arrests in Westlake and Los Angeles City, 1969

| Alleged Crime  | Westlake Rate<br>(per 1000<br>residents) | City Rate<br>(per 1000<br>residents)  | Westlake<br>Percent<br>Distribution  | City<br>Percent<br>Distribution   |
|--|--|---|--|---|
| Robbery Burglary Felonious Assau Theft - Total Felonious Misdemeanor Automotive Forgery Narcotics Vice Drunkenness Traffic Other | 2.4                                      | 2.0<br>4.2<br>2.5<br>3.1<br>N.A.<br>N.A.<br>N.A.<br>0.9<br>10.0<br>3.4<br>21.4<br>22.5<br>2.6 | 2.3<br>3.1<br>3.2<br>4.3<br>0.9<br>1.5<br>1.9<br>0.3<br>7.9<br>1.1<br>43.3<br>19.6<br>14.9 | 2.8<br>5.8<br>3.4<br>4.2<br>N.A.<br>N.A.<br>N.A.<br>1.2<br>13.8<br>4.8<br>29.4<br>31.1<br>3.5 |
| Total Crimes   | 105.3                                    | 72.6  | 100.0  | 100.0   |

Source: "Arrests by Reporting Districts," Third Quarter, 1965, through Second Quarter, 1970, Los Angeles Police Department.

N.A.: Not Available.

Table 6: Fires and False Alarms in Westlake

| Area                                       | Non<br>No. in<br>1965 | structur<br>No. in<br>1969 | e fire<br>% of L.A.<br>1969 | Fa]<br>No. in N<br>1965 | lse ala<br>No. in<br>1969 | rms<br>% of L.A.<br>1969 |
|--|-----------------------|----------------------------|-----------------------------|-------------------------|---------------------------|--------------------------|
| Engine Company 6 (Northeast Sector)        | 80                    | 190                        | 0.86                        | 84                      | 135                       | 1.12                     |
| Engine Company 10 (Southern Sector)        | 31                    | 53                         | 0.70                        | 72                      | 86                        | 0.74                     |
| Engine Company 11 (Eighth-Union Sector)    | 58                    | 246                        | 1.12                        | 118                     | 111                       | 0.91                     |
| Engine Company 13<br>(West-Central Sector) | 16                    | 253                        | 1.15                        | 93                      | 153                       | 1.25                     |
| Engine Company 32<br>(Northwestern Sector) | 45                    | 174                        | 0.79                        | 117                     | 88                        | 0.74                     |
| L.A. City Median                           | N.A.                  | 152                        | 0.69                        | N.A.                    | 27                        | 0.22                     |

Source: "Fire Incident Report (1968)," Los Angeles Fire Department.

N.A.: Not Available.

(which serves the Eighth Street and Union Avenue section), 13 (which serves the west-central section), and 32 (which serves the northwestern section). Table 6, page 34, illustrates the number of non-structural fires and false alarms listed by Engine Company. It indicates that all five companies serviced more nonstructural fires than the average in Los Angeles. The west-central area (Engine Company 13) has over twice as many fires as is typical in each Engine Company. The plan area had fewer nonstructural fires than companies in the Manchester-Broadway section (highest in City, 746 cases) and more than in the Santa Monica Mountains, north of Beverly Hills (lowest in City, 18 cases).

Westlake false alarms were well above the City norm. This may be the result of the fact that in the plan area, as in all areas where there are fire alarm boxes, false alarm rates tend to be higher than those in areas without alarm boxes. (The highest number was 760 in Watts, an area with alarm boxes. The lowest number was 0 in the Santa Monica Mountains, north of Beverly Hills, an area without alarm boxes.)

Since 1965, there has been a marked increase in the number of nonstructural fires in Westlake. As is illustrated in Table 6, the number of such fires increased in all sections, but the increase was especially dramatic in the west-central sector.

Suicide Indicators. Suicides are indicative of personal stress. When individual cases are studied at the group level, they are good indicators of social stress and disorganization. In 1969, the Westlake plan area had a suicide rate of 0.32 per 1000 residents. This rate is higher than that of the County (0.19 per 1000 residents) and is higher than many parts of the City, but it is not among the highest.

The rate within the plan area varies. About two-thirds of the suicides occurred in the area west of Lucas Avenue between Third and Seventh Streets. Here, the rate was 0.04 per 1000 residents. Few or no suicides occurred in the sectors north of Third Street and south of Olympic Boulevard.

All suicides in Westlake were committed by Whites. Most were males (62.5 percent of the total). More than 71 percent of Westlake suicides were over age 50 and more than 62.5 percent were over age 65.

Political Indicators. The political profile of a community is often an important indicator of departure from accepted social norms. Political activity represents one of the few means by which citizens can openly express their response to an institutionalized process that influences the quality of their lives. An analysis of the political behavior of community residents can provide a preview to the manner in which they might respond to the planning process, their preconceptions regarding the effectiveness of government policies and programs, and the independence of their thinking versus the likelihood of their being influenced and persuaded by their elected representatives.

An examination of both voter registration and actual voting data by census tract provides a picture of political voting patterns in the plan area, as illustrated in Table 7. Of the eighteen census tracts in Westlake, 17 had more than 50 percent Democratic registration in 1968. Democratic and Republican Party registration accounted for 92 percent of all registered voters. Unfortunately, no data is available on the party affiliation of the remaining eight percent.

An examination of voting patterns in the 1960 and 1964 Presidential elections reveals that the more traditional "Party Democrat," Lyndon Johnson, polled a significantly greater percentage of the Westlake vote than the so-called "Eastern establishment liberal," John Kennedy. In every district census tract, the 1964 Johnson vote was higher than the 1960 Kennedy vote by between four and sixteen percentage points.

In the 1964 Presidential election, when incumbent Democrat Lyndon Johnson was running against conservative Republican Barry Goldwater, residents of every census tract voted more than 50 percent for Johnson: 15 census tracts, more than 60 percent; five census tracts, more than 70 percent; and two census tracts, more than 80 percent. A different situation prevailed in 1968, when "moderate" Democrat Hubert Humphrey ran against "moderate" Republican Richard Nixon. In every census tract but one, there was a decrease in Democratic voting from the previous Presidential election. The single exception was Census Tract 2097, in the Twelfth Street-Harbor Freeway sector, where Democratic voting went from 63 percent in 1960 to 68 percent in 1968.

While Humphrey still won a majority of the votes in all census tracts but one, Census Tract 2087, his showing was less than that of Johnson four years before. Humphrey won more than 60 percent of the votes in only ten census tracts.

It is useful to compare voting in the 1968 Presidential election with that in the 1968 Senatorial election. The Presidential race presented an alternative between a traditionally moderate party Democrat and a traditionally moderate party Republican. The Senate race, on the other hand, presented an alternative between a recognized conservative Republican, Max Rafferty, and a Democrat, Alan Cranston, with a very liberal image. Both Humphrey and Cranston won their races in the Westlake voting precincts. However, Humphrey's vote was consistently more substantial than that for Cranston. Such a voting pattern strongly indicates that the voters in Westlake are of a moderate, rather than liberal, stripe.

The 1969 Mayoral contest presents another element in the Westlake political profile. Both White incumbent, Mayor Sam Yorty, and Black City Councilman, Thomas Bradley, are Democrats: the former, however, is considered to be more conservative than the latter.

In this election, Yorty's margin was decisive in every census tract but one - 2097, a tract with a 1960 minority group population of 36 percent (predominantly Latin-American). This minority composition does not alone explain the large Bradley vote, since other census tracts with high minority representation voted for Yorty. Yorty won more than 60 percent of the vote in 14 tracts and more than 70 percent of the vote in 8 tracts - all of which are located in the sector between Third Street on the north and Olympic Boulevard on the south. 1960 ethnic composition of these census tracts was 95.6 percent White, as compared to 90.7 percent for the district as a whole. It is clear, therefore, that the race issue significantly altered usual voting patterns. This voting pattern suggests that the residents of Westlake are highly conscious of the race issue and, therefore, are not apt to favor or support any proposed planning policy that they perceive as threatening to their present life style.

In conclusion, the overall political profile of Westlake is predominantly one of registered Democrats. These Democrats strongly support their party's candidate when he is a recognized Democrat, or when the alternative candidate is extremely conservative. The voters also tend, it appears, to vote along more racially-influenced lines when confronted with a choice between a Black and White candidate from the same party, even when the consequence of that choice is to support a more conservative candidate. Furthermore, the registered voters appear to prefer candidates of a moderate political image who are traditional party-line Democrats, rather than those who are more liberal, are relatively new to the political scene, or are intellectually-oriented.

Table 7: Voting Behavior in Westlake

| Census<br>Tract | 1968 Vo<br>Total<br>Number | ter Regis<br>% Demo-<br>cratic | tration<br>% Repub-<br>lican | Perce<br>1960<br>Presi-<br>dential | nt Voting<br>1964<br>Presi-<br>dential | Democra<br>1968<br>Sena-<br>torial | tic<br>1968<br>Presi-<br>dential | % For<br>Yorty<br>1969<br>Mayorial |
|-----------------|----------------------------|--------------------------------|------------------------------|------------------------------------|--|------------------------------------|----------------------------------|------------------------------------|
| 2081            | 168                        | 83                             | 11                           | 84                                 | 89                                     | 82                                 | 82                               | 53                                 |
| 2082            | 874                        | 74                             | 19                           | 68                                 | 80                                     | 70                                 | 71                               | 61                                 |
| 2083            | 1259                       | 66                             | 38                           | 5 <b>7</b>                         | 66                                     | 61                                 | 62                               | 65                                 |
| 2084            | 1177                       | 61                             | 31                           | 56                                 | 69                                     | 60                                 | 61                               | 60                                 |
| 2085            | 1155                       | 55                             | 36                           | 50                                 | 66                                     | 56                                 | 56                               | 66                                 |
| 2086            | 1938                       | 53                             | 41                           | 50                                 | 61                                     | 57                                 | 62                               | 56                                 |
| 2087            | 1890                       | 45                             | 47                           | 40                                 | 52                                     | 46                                 | 44                               | 75                                 |
| 2088            | 1557                       | 55                             | 37                           | 46                                 | 54                                     | 55                                 | 54                               | 73                                 |
| 2089            | 1713                       | 67                             | 25                           | 59                                 | 66                                     | 63                                 | 66                               | 70                                 |
| 2091            | 2308                       | 60                             | 32                           | 55                                 | 62                                     | 57                                 | 61                               | 73                                 |
| 2092            | 1473                       | 56                             | 46                           | 49                                 | 55                                     | 52                                 | 52                               | 72                                 |
| 2093            | 1381                       | 60                             | 33                           | 56                                 | 62                                     | 55                                 | 56                               | 72                                 |
| 2094            | 2573                       | 61                             | 29                           | 57                                 | 68                                     | 58                                 | 59                               | 70                                 |
| 2095            | 1388                       | 59                             | 34                           | 51                                 | 62                                     | 51                                 | 55                               | 73                                 |
| 2096            | 623                        | 66                             | 26                           | 60                                 | 67                                     | 57                                 | 63                               | 68                                 |
| 2097            | 497                        | 76                             | 17                           | 65                                 | 72                                     | 74                                 | 80                               | 34                                 |
| 2242            | 735                        | 70                             | 22                           | 63                                 | 71                                     | 65                                 | 68                               | 59                                 |
| 2243            | 864                        | 69                             | 25                           | 57                                 | 73                                     | 62                                 | 64                               | 63                                 |
| TOTAL           | 23573                      | 60                             | 32                           |                                    |  |                                    |                                  |                                    |

Source: Dwaine Marvick, UCLA Political Archives, Department of Political Science, 1970 (based on precinct-level data provided by the Los Angeles County Registrar of Voters).

Conclusion: Social Adjustment Profile. The foregoing discussion suggests that two distinct types of social maladjustment or disorganization exist in the plan area: passive alienation and active alienation. Passive alienation is characterized by self- or community-destructive behavior - specifically, by low health standards, high suicide rates, arrest rates suggesting destruction of either neighborhood property or of self (e.g., drunkenness), low educational attainment, etc.

Police and suicide data on Westlake aged suggest a high level of the passive alienation type of social disorganization. The large numbers of arrests for alleged drunkenness in neighborhoods inhabited by the aged are one indication of this. The elderly in Westlake are discussed in the next chapter.

Police, fire and educational data indicate a high level of passive-type social disorganization in the sector generally south of Olympic Boulevard and west of Union Avenue. A large proportion of all arrests occurred in this neighborhood; false alarm rates were well above the Westlake and City norms. Generally, this neighborhood is inhabited by *latinos*. This data, and the information on this group discussed in the following chapter, confirms at least a moderate level of social disorganization in this part of Westlake.

The second type of social disorganization is that of active alienation. This phenomenon is marked by a deliberate and positive attempt on the part of those persons who perceive themselves as alienated to undermine, disrupt, or alter the course of those social and political elements affecting their lives. Examples of such activity are the founding of or participation in pluralistic organizations or groups (i.e., groups with singular and unique purposes); the refusal to become a part of the political process by not registering to vote or not voting; and supporting political parties and their candidates whose explicit purpose is to redefine political realities and goals.

The political profile presented in this chapter shows a low level of social disorganization of the active alienation type. Approximately 92 percent of all registered voters in 1968 were registered as either Democrats or Republicans; in other words, fewer than eight percent of registered voters either declined to

state party affiliation or registered as Peace and Freedom, American Independent or Independent party members.

Another indicator of political alienation is a comparison of persons registering to vote with those actually voting. In 1960, between 71 and 82 percent of all registered voters actually voted in the Presidential election. In 1968, these percentages dropped in 14 census tracts, ranging in that election from 65 to 82 percent. However, although these data do show a decrease in voter participation from 1960 to 1968, the percentages are still high as compared to Cityand County-wide voting patterns in those elections. Such figures indicate a low degree of social disorganization.

Not evident in this political data are those persons who did not register to vote at all. In general, citizens join "third parties" when they perceive those parties as representing the special interest groups to which they belong or goals to which they ascribe. For example, the Peace and Freedom Party has found an active following on university campuses where many people are deeply concerned about the war in Indo-China. therefore, possible that in Westlake, where the alienated portion of the population is probably composed primarily of young Latin-Americans, there exists no political party with which these alienated persons can identify. Their concerns - housing, farm labor, Spanish-language teaching in the schools, etc. - are not specifically identifiable as a portion of the platform of any of the major nationwide political parties.

In general, therefore, it can be said that political data does not indicate social disorganization of the active-alienation type in Westlake. However, it must be kept in mind that unavailable data might prove to be more persuasive than that which exists and might prove to ratify the pattern of passive alienation suggested by the other social indicators.

# CHAPTER 2: SOCIAL DYNAMICS IN WESTLAKE

The previous chapter presented a socio-demographic profile of the Westlake plan area. This profile indicated that several social factors in Westlake should be viewed with special attention and this chapter will discuss three of these: the elderly, Latin-American youth, and housing. The insight gained from an examination of these elements should enable planners to create more meaningful plans, relevant to the particular social needs of the residents of the Westlake community.

#### THE ELDERLY

General. People over age 64 comprise a sizable group in the plan area. Concentrated in the sections between Third Street and Olympic Boulevard, the aged account for as much as 34 percent of the entire Westlake plan area population. The Westlake area includes the highest concentration of aged citizens in the City of Los Angeles. In terms of Los Angeles County, the Westlake area has the highest concentration of aged outside of the City of Long Beach.

The problems of the elderly are numerous. In an era of inflation, most aged live on fixed incomes. Even when physically able, job discrimination prevents many aged people from obtaining employment. This low annual income has three consequences: insecurity about adequate housing, fear of inadequate nutrition, and concern about good health. Further, many aged are emotionally insecure. They fear death and are frequently deserted or ignored by their families.

Elderly in Westlake. About 60 years ago, Westlake was a fashionable residential section of Los Angeles. As the wealthy population shifted to newer, less densely populated districts, and as the Westlake homes became older, the less affluent migrated into this area. Today, many of these large houses have been converted to boarding or rooming houses for the elderly. Many older hotels and apartment houses have also undergone

a similar change in clientele - particularly around MacArthur Park. Other aspects of Westlake's housing are discussed in the third section of this chapter.

The subject area has gradually assumed a reputation as a center of the elderly, with several factors appearing to be responsible for the attraction of the Westlake area for elderly people. These include moderate cost housing, good public transportation, proximity to three parks (which function as central meeting places for the aged), easy access to medical facilities, and concentrations of other elderly persons. Probably the greatest attraction is the inexpensive or moderate cost housing.

The Department of City Planning conducted a field survey of housing for the elderly in Westlake. While the apartment houses are old, they appear to be neat and clean, though very small and somewhat sterile. If a person were lonely and inclined toward self-thought the rooms available would not add a pleasant distraction. It is possible to rent rooms for \$90 per month, including two meals a day. With a separate bath, the price might increase to \$115 or \$125 per month. There were vacancies in the buildings surveyed, though it was impossible to determine from this limited survey whether the supply adequately met the demand. Most people interviewed felt that much more housing for elderly was needed, and these people cited the fact that, when new construction occurs providing housing for the aged, it is rented before being completed.

Several new apartment complexes have been built in the northwestern section of the plan area. The elderly who reside there are more affluent and are not typical of the plan area. Further, 13 convalescent hospitals and sanitariums have located there which provide close to 1000 beds.

The City maintains a Senior Citizens Recreation Center located in Lafayette Park, operated by the Recreation and Parks Department. The Department jointly sponsors another center with the State and County in the Elks 99 building, across from MacArthur Park. Programs offered include trips, parties, shows and dances. One center is open seven days and three nights a week; the other operates six days a week. Those operating the programs are doing an in-depth job and appear devoted to their projects.

The aged will often skimp on meals to save money for other needs. Significant strides are being made in efforts to find nourishing meals for elderly citizens. The Mayor's Senior Citizens Committee has been instrumental in this project. The Ontra Cafeterias furnish a meal from 1:30 to 4:30 p.m. for \$.95 for the aged. Thrifty Drug Store Coffee Shops also offer a daily senior citizens meal from 2:00 to 5:00 p.m. for \$.99. While such programs are promising, it would certainly be desirable to have additional similar programs within the area. A number of churches, clubs and associations are concerned with and provide programs for the elderly in Westlake. The programs seem to be competing for the attention of the elderly, and in this way they provide variety and range of choice.

# LATIN-AMERICAN YOUTH

About 25 percent of the plan area residents are under age 20. Of these, over three-fourths are Latin-Americans, specifically Mexican- and Cuban-Americans. The problems of these minority youths are of concern. Many of them are disenfranchised and exhibit high levels of social disorganization. Frequently, they are hostile and violent and disrupt the environment. This same hostility usually leads to an inefficient use of City facilities. For example, in areas where there are many "drop outs," school buildings may be under-utilized. Also, this hostility can put a strain on existing public facilities or agencies, such as the Police and Fire Departments.

General Problems. Latin-American youth in Westlake share many values, goals and needs with "mainstream" American youth. In addition, Latinos have unique problems and desires which may be discussed under two topics. The first is discrimination. Latins are faced with ethnic and socio-economic discrimination. Among other things, this is reflected in the location and type of housing, types of jobs held (and annual income), and in the inadequacy of education received in the barrios, or Latin neighborhoods. These elements have been discussed in the previous chapter.

Secondly, language must be considered. Most commentators isolate language as the most important single problem facing *Latinos* living in the United States, i.e., the inability to speak and read English adequately affects all

aspects of life. The use of the Spanish language by Latin-Americans has played a definite role in their isolation and in the discrimination against them. The preservation of the Spanish language has been interpreted by others as an indication of their "foreignness". Some Latin-Americans consider the Spanish language to be a symbol of their unity. Mexican-Americans further symbolize this unification as a loyalty to La Raza, or the "Mexican race." Others seem embarrassed to speak the little English that they may know.

Many Latin families, unable to speak English well, fail to teach their children this vital skill. This is the major cause of Latin youths' academic problems, and thus, it contributes to the perpetuation of the low social and economic level often found among members of this group. With the English-As-Second-Language Program (E.S.L.), the Los Angeles Unified School District is taking great strides in dealing with this language problem. In 60 schools, for a half hour each day, students are "pulled out" of their regular classes and are placed in E.S.L. classes. These classes have from one to six students each and teach the English language as a series of "patterns" rather than as sets of conjugated verbs. typical pattern would be: "It's a \_\_\_\_ (dog, cat, boy, bat)." People working with students in these programs in the plan area feel the E.S.L. is working well and is an excellent approach in dealing with the language problem.

Bilingual education is a second approach to solving this problem. Based on the idea that in order to learn English as a second language, it is first essential to learn correct Spanish, bilingual programs teach the same material to students in two languages. Typically, the morning session is taught in Spanish and the afternoon repeated in English. Although successful in Texas, to date this method has not been widely employed in Los Angeles.

Response by Latin-Americans. All of these unique needs, problems and desires have contributed to the relatively high level of social disorganization found among plan area Latinos. As discussed in Chapter 1 of this report, predominantly Latin-American sections of Westlake demonstrate high crime and false fire alarm rates, while political behavior of residents indicates a higher than average level of social disorganization and estrangement.

In the past, this alienation has been met passively. With their acquiescent and apolitical attitudes, Latin-Americans have tended to accept their status in the Anglo world. However, now an activistic group, known as los Chicanos, has developed in the barrios. Its members are engaged in the struggle to achieve equal social, political, and economic opportunities for Latins in the United States. While these goals have not yet been achieved, the "Chicano Movement" has increased self pride within the Latino community.

"Delinquent gang" behavior may be considered as a part of this pattern of social disorganization and estrangement. There are several "gangs" in the plan area; their names can be seen boldly painted on the sides of buildings. The problems associated with juvenile gangs have been discussed widely. The gang structure can promote delinquency, vandalism, violence and the use of narcotics. On the other hand, many submit that adolescent gangs serve positive and desirable functions. Having internalized "mainstream" American values via the mass media, lower income group youths desire to move into a middle income group level. America is characterized as an "open" society, or one in which there is easy upward and downward class mobility. Thus, it should be relatively easy to move up. Yet, in reality, inter-class mobility is difficult and the result is that people tend to stay on the same socio-economic level as their parents. Having internalized middle income group norms but being unable to raise their socio-economic level, some lower income people resort to relatively harmless forms of delinquent behavior to cope with this societal disparity. Thus, adolescent gang behavior has positive desirable functions: first, it indicates that these juveniles have internalized the values and goals of "mainstream" Americans, and secondly, it offers a relatively harmless way for people to cope with a major societal disparity.

Recreation. The development of recreational facilities is the major current method used to deal with Westlake social disorganization. There are three types of youth-oriented recreational facilities in Westlake: public school playgrounds, City parks and youth centers. There are ten schools in the plan area, and most offer supervised recreation programs after classes end. A spokesman at one of these said that he felt that plan area children have adequate recreational facilities. However, most of

These facilities are blacktopped playing surfaces and there are few special recreational facilities. For example, on one occasion, a small portable swimming pool was set up at a school playground and the attendance rose almost 40 percent.

All of the area's parks have youth-oriented recreational facilities. In Echo Park, there is a small playing area and a swimming pool. The pool is consistently crowded with youngsters. Further, Echo Park has boats for rent. Lafayette Park has active recreational facilities - tennis courts, baseball diamonds, basketball courts, etc. - and there are passive recreational facilities in MacArtnur Park. Unfortunately, MacArthur and Lafayette Parks are close together, and Lafayette and Echo Parks are on the fringe of the Westlake plan area.

Nearby, Griffith Park, the City's largest park, offers other facilities, including a planetarium, a large zoo, a theater and two golf courses. The plan area adjoins Downtown and is near Hollywood; therefore, residents have easy access to a variety of entertainment and sports facilities, some of which they can afford to attend.

There are two youth centers in Westlake and both are in the southern section's Pico-Union neighborhood. One is operated by the Salvation Army. Open six days a week, it offers family-oriented social and recreational programs. There are game and meeting rooms, a small library, a gymnasium, a swimming pool and an outdoor field. The Center provides a wide variety of activities. including some for adults. Most members reside within a two mile radius of the facility. The second is the Pico-Union Teen Post. Sponsored by Teen Post, Incorporated, and funded through the Economic Youth Opportunities Agency (EYOA), its programs are designed for people between the ages of 13 and 25. Activities include field trips to museums, historical sites, and recreation areas, as well as employment information sessions and music lessons. The Teen Post serves about 100 people, most of whom are Latin-American.

# HOUSING

General. To a large extent, housing determines the character of a community. Single family housing is

generally desired by families with children, while one and two bedroom apartments usually house young married couples or couples whose children have left the household. Boarding houses, rooming houses, and "single" or "utility" apartments (those with no separate bedroom) usually provide housing for single people living alone. All three types of housing are found in Westlake, but the small apartment predominates.

Type and Age of Housing. The Westlake Community was first developed between 1870 and 1890 in an area that was then on the fringe of Los Angeles. Moderate and large single family homes were constructed for middle—and upper—income families. Done in the Victorian or Carpenter's Gothic style, these homes were often elabo—rate (See Plates I and II). Most of these homes were constructed in the area south of Sixth Street. Because of subsequent redevelopment of the area, many of these older homes have been demolished. Most of those remaining are found south of Seventh Street and they have been converted into apartments which are often occupied by Latin-American families.

During the 1920's, the second period of Westlake's growth occurred. Small, mock-Greene and Greene "bungalows" were constructed in the western part of the plan area (See Plate III). Also, during this decade, large, multi-unit apartments were constructed in Westlake. Usually containing 30 to 50 units each, they were characterized by brick or concrete construction, small size of the units (most have one or two rooms) and no off-street auto parking. Most of these buildings were four stories or more (See Plate IV). During the 1920's, many four- and six-plexes were built. Most common in the area north of MacArthur Park, they are often embellished with details that reflect the historic California style (See Plate V).

The third period of Westlake development occurred since 1955 and was characterized by the construction of garden style apartments. Most of these were built west of Rampart Boulevard and were designed to house young, middle income couples or unmarried people that worked Downtown or in Wilshire Center. Lately, luxury garden apartments have been constructed in the neighborhood north of Lafayette Park (See Plate VI).

The 1960 Census illustrates the fact that, at that time, 90.5 percent of Westlake's total housing inventory was built prior to 1939. More than 50 percent of the 1960 housing stock was constructed prior to 1919. Only 6.3

percent of the units at that time had been constructed between 1950 and 1960, compared to 31 percent for all of Los Angeles City. Similarly, only 7.6 percent of the housing inventory was constructed during the decade between 1960 and 1970. Making allowance for new construction and demolitions, the average age of housing units is probably about 55 years.

Historic and Architecturally Important Residences.
Because they are good examples of the Victorian, or Carpenter's, Gothic style - a style common in other American cities, but unusual in Los Angeles - Westlake has several homes of architectural interest. The most unique are those located at the following addresses. The City Cultural Heritage Board has given landmark status to the first three.

- (1) 633 South Witmer Street. 1873. "The Foy House". Queen Anne style (rare in Los Angeles). Landmark No. 8.
- (2) 818 Bonnie Brae Street. 1885. Landmark No. 45.
- (3) 1425 Miramar Street. Ca. 1890. Landmark No. 39.
- (4) 1036-8 Bonnie Brae Street. 1873.

One Westlake residence is of historic importance. Located at 306 Loma Drive and known as the Hamberger House (now the YWCA Clark Residence), it offered shelter for Jewish women coming to Los Angeles. It was built in 1913 and housed over 150 women on five floors. Further, because of its medieval castle-like appearance and imposing size, the residence is a visual landmark.

Many early motion picture sequences were filmed on the residential streets in the sector north of Lafayette Park. In the 1920's, many large homes existed in this quiet neighborhood which was widely used for outdoor, urban "locations" in the films of Chaplin, Keaton, Lloyd, the Keystone Cops, the "Our Gang Comedy", etc.

Condition of Housing. In itself, age is not a good indicator of housing quality, since with proper care and maintenance, the economic life of the units can be extended nearly indefinitely. However, a rapidly aging housing stock, where many owners do not keep high maintenance standards, represents a serious obstacle to neighborhood conservation and rejuvenation.

The latest comprehensive information on housing unit condition is from the 1960 U.S. Census. However, the fact that Westlake has not experienced extensive new residential construction or housing removals lends some degree

### PLATE I

Typical Victorian, or Carpenter's, Gothic single family house from the 1880's.



# PLATE II

Typical modest single family houses of the 1880's.



# PLATE III

Typical "bungalow"style single family house from the 1920's.





PLATE IV

Typical large brick apartment house of the 1920's.



PLATE V

Typical four-plex apartment houses of the 1920's.



PLATE VI

Typical luxury apartment of the 1970's.

of credibility to information which, upon first inspection, may appear somewhat out of date.

The absolute number of housing units classified as "deteriorated" in Westlake was quite high in 1960. This Census expression of "poor" housing conditions applied to 10.1 percent of the housing stock. Slightly more than four percent of the units were classified as "dilapidated".

Those census tracts having the greatest percentage of dilapidated units were numbers 2242 (39.8 percent). 2081 (36.3 percent), and 2082 (14.7 percent). Those tracts with the largest percentages of deteriorated units were numbers 2082 (29.5 percent), 2242 (28.0 percent), 2083 (20.3 percent), 2094 (18.0 percent), and 2093 (17.2 percent). All of these tracts are clustered in the following three areas: (1) north of Second Street (Census Tracts 2081 and 2082); (2) between 7th Street and Olympic Boulevard (Census Tracts 2093, 2054); and (3) in the southeast corner of the plan area (Census Tract 2242). In none of these tracts has there been extensive new construction during the past decade. Census Tract 2081, there has been considerable demolition activity, while in Tracts 2083, 2093 and 2094, demolition and construction activity have been in balance. In Census Tracts 2082 and 2242, construction has slightly exceeded demolition of units.

While there is no accurate measure of the change in the number of units classified as "dilapidated", it is likely that, both in percentage terms and in absolute numbers, there has been an increase because of the fairly high number of deteriorated units that were recorded in 1960. In many instances, the line between dilapidation and deterioration is thin; homes in many cases become dilapidated unless there are concentrated efforts to upgrade on a mass basis.

When compared with Citywide figures, Westlake percentages for deterioration and dilapidation stand out in sharp contrast. The City as a while had 1.4 percent of all dwelling units classified as dilapidated, while Westlake had four percent. Westlake also had a higher percentage of deterioration, 10.1 percent, compared with the Citywide figure of 7.4 percent.

Reasons for Housing Conditions. Many socio-economic factors may explain housing conditions in Westlake, including:

- (1) Limited ability to pay for better quality shelter. Many people do not have adequate incomes to pay for better housing. This is especially true for older individuals who are on fixed incomes from pensions or retirement programs.
- (2) Inflation. The relatively high cost of construction loans, building materials, labor and land have driven rentals in new units far out of reach of the typical family in the plan area.
- (3) Low Vacancy Rate. Many landlords feel that, since their units are occupied and there is a heavy demand for available housing, there is little if any need for extensive improvements to enhance the livability of their property.
- (4) Financing. Many lending institutions will not make construction or home improvement loans in low income minority areas (known as the practice of "red-lining").
- (5) Overcrowding. Overcrowding demands overuse which in turn increases the deterioration rate of both old and new housing.
- (6) Rental Structure. Renter households in the area can afford only low rents.
  Limited revenue from rentals tends to limit or decrease the degree of maintenance and upkeep of property.
- (7) Absentee Ownership. A high degree of absentee ownership of single family homes in low income areas usually presents obstacles to maintenance. Many of the absentee owners are not specialists in real estate investment or management and, as such, either do not care or cannot afford to properly maintain their properties.

Units in Structure; Overcrowding. In 1960, less than 20 percent of all Westlake dwelling units were single family structures. Since 1960, the trend toward multiple unit construction has continued. No single family homes have been built in the District since 1960. Both the absolute and relative number of single family units have declined, while multiple units have increased in both absolute and percentage terms.

The percentage of housing units occupied by owners in 1960 was extremely low. Only 6.6 percent of dwelling units - compared to 46 percent for all of the City of Los Angeles - were occupied by owners.

It seems likely that the rate of owner-occupancy has declined further since 1960, because the new building activity which has occurred in Westlake has been entirely of the multiple dwelling unit type. Equally important is the high probability that, in the existing stock of one-family units, a shift in tenure status from owner-to renter-occupancy has accompanied the aging of the units.

An examination of 1960 Census data reveals that 53.6 percent of all Westlake dwelling units were occupied by only one person, compared to 23.0 percent for Los Angeles City. This data reflects the fact that Westlake is a community composed in large part of individuals living alone.

Lack of privacy and adequate personal space in housing units is frequently viewed as an important contributor to the poor physical and mental health of people in cities. Such a situation does not exist in Westlake. On the contrary, the percentage of persons living in overcrowded conditions (defined by the U.S. Bureau of the Census as a person per room ratio of more than 1.0) was only 6.1 percent in Westlake, compared to 8.6 percent for all Los Angeles City. On the other hand, 40.7 percent of all dwelling units had a person per room ratio of 0.5 or less (relatively uncrowded circumstances), compared to 45 percent for the entire City.

This data points to a relative lack of overcrowding in Westlake, which further confirms the above description of the plan area as one characterized by persons living alone.

Cost of Housing. The General Research staff conducted field interviews with realtors in Westlake to determine the average price of typical older housing in the area. Since the housing stock is composed predominantly of rented multiple units, rental ranges are given rather than the price of single family structures. In a neighborhood in which most demolished single family houses are replaced by multiple units, the land rather than the structure is the larger ingredient of the total value of the property. Furthermore, many of the single family structures have been converted into small rental units.

Table 8: Rental Estimates of Older Housing, 1971

| Type of Unit    | Monthly Rental |      |
|-----------------|----------------|------|
| Small furnished | single         | \$65 |
| Large furnished | single         |      |
| l person        |                | \$70 |
| 2 persons       | 3              | \$75 |
| l bedroom       |                |      |
| l person        |                | \$80 |
| 2 persons       | ;              | \$90 |

In sharp contrast to the units described in the above table, luxury low-rise apartments are currently being constructed in the section north of Lafayette Park. Along Lafayette Park Place, for example, new luxury apartments are now renting for \$275 for an unfurnished two bedroom apartment, and considerably higher rentals are charged for furnished and larger apartments.

It is unlikely that any new single family dwelling units will be constructed in Westlake. Since all the land is presently developed with at least older single family residences, further subdivision of the land can only be accomplished by demolishing current improvements and replacing them with more dense housing units. The blanket multiple residential zoning currently in effect

in Westlake and the area's proximity to Downtown Los Angeles make new single family construction even less likely.

Westlake Housing and Occupancy. On a general level, the Westlake area has a heterogeneous housing stock. Many types of units were constructed in different time periods and in different styles. However, because different plan area neighborhoods were built at different times, within sections of Westlake the housing style and type is homogeneous. Further, there are different problems and pressures affecting various neighborhoods and this adds credence to the idea of analyzing different sections of Westlake individually. (See Map 5).

The first of these sections is Pico-Union, or the area south of Olympic Boulevard. Pico-Union is the recipient of a Neighborhood Development Project (NDP) grant. It is composed primarily of large houses built before 1910, most of which have been converted to multiple residential use and now contain over ten units per structure. Typically, each unit contains between three and four rooms. The area houses low income Latin-American families. As these families tend to be large, and as the housing units are of moderate size, there is overcrowding in Pico-Union.

The NDP program is being administered by the Community Redevelopment Agency (CRA). This agency is attempting to preserve and rehabilitate these old houses, and it is also striving to improve the neighborhood environment by developing more parks and community facilities.

The second section is the strip between Sixth Street on the north and Olympic Boulevard on the south. Most housing units in this area are in large, brick apartments built in the 1920's. Each building is from four to six stories and has 30 to 50 units. The physical characteristics of these buildings attract a steady turnover of older residents, rather than a younger group who will gradually age. The median age of residents of these structures is high. The median number of rooms per unit is two and the aged either live alone or in couples. Further, as this housing type has little personal space, these people need and use parks and public services. These large apartment buildings are common throughout the plan area, and they



MAP 5

# HOUSING SECTIONS

WESTLAKE COMMUNITY SOCIO · ECONOMIC ANALYSIS are discussed here because they are the most common type of unit in this Sixth-Olympic section. Also, this area contains many old, large houses that have been converted into apartments. These, too, tend to house the aged.

Housing in this section is greatly affected by the expansion of the Wilshire Boulevard office corridor. Most of the old, converted single family houses have been demolished to provide office building sites or surface parking lots for office workers. Because the large apartment houses provide a more attractive return on an investment, they remain standing while lower density housing is razed.

The third section is that north and east of Second Street and Glendale Boulevard. The housing stock is composed of old (pre-1890) and small houses, generally in a deteriorating or dilapidated condition. Most residents are low income Latin-Americans and they live in generally overcrowded conditions. This section has the lowest median age, the greatest proportion of people under age 18, and the highest percentage of "Spanish Surname" residents in Westlake.

The fourth section is an "L" shaped area bounded by Temple Street, Glendale Boulevard, Second, Figueroa and Sixth Streets, Rampart and Beverly Boulevards, and the plan area boundary. It contains small houses built in the 1920's and is generally in sound physical condition. Most homes are still occupied by one family and there is little overcrowding. Families tend to move less often than single adults and, in fact, parents often choose to remain in a house after their children have moved away. As a result, the age composition of those residing in these homes in Westlake varies considerably. Some are occupied by persons who have aged in these houses, but most have recently been rented or sold to younger families. especially to large Latin-American ones. Older people just entering the plan area are not likely to choose these large units unless they have been converted to boarding houses. Rental rates for undivided single family units are too high and the units are too large to best serve the housing needs of the typical elderly individual or couple.

This fourth section of the plan area also contains many small apartment buildings. These are of two types: four- and six-plex buildings constructed in the 1920's

and 10 to 15 unit structures erected after 1955. Most have three or five rooms, usually without off-street parking. These structures are in sound physical condition, the cash flow being adequate to make it profitable to maintain these buildings. Most inhabitants are Latin-Americans and they tend to have more income than those in the area northeast of Glendale Boulevard/Second Street or than those in Pico-Union.

The final (fifth) Westlake section is located west of Rampart Boulevard and south of Beverly Boulevard where, in the last three years, many new, garden-style luxury buildings have been constructed. Most house single adults or childless couples. Many residents are professionals who work in Mid-Wilshire or Downtown Los Angeles. These units are clustered north of Lafayette Park and, therefore, are on the edge of the plan area. Their location and impetus for development is related more to Wilshire Center and the apartment area west of Vermont Avenue (outside of the plan area) than to developments in Westlake pet se.

Conclusions: Housing. In summary, several things may be said about the future of Westlake's housing stock. Given the existing governmental policies and market conditions, it is very likely that the large brick apartments found in the plan area will remain and that Westlake should continue to be an area inhabited primarily by aged people.

Probably, other types of older housing units and especially single family houses will continue to be demolished, either for new offices or apartments or for the surface parking needs of scattered office buildings. The likelihood of demolitions of older structures is greater in the area closest to the Wilshire Corridor or to one of the major east-west streets (especially Olympic Boulevard). Therefore, the old, converted houses in the Sixth Street-Olympic Boulevard section are likely to disappear and, as a result, there will be fewer plan area units that the aged can occupy. Westlake should be preserved and protected as one major enclave of the elderly; therefore, when possible, the City should encourage the construction of low and moderate rent apartments for the aged in the plan area.

Houses in the Pico-Union NDP section may be saved from this demolition trend; however, because of the neighborhood's proximity to the new convention facility, housing

in Pico-Union may be endangered. The Temple Street Project, proposed by the CRA, northeast of Glendale Boulevard/Second Street, will probably reconstruct or replace housing units. The CRA plans to maintain the section as a location for low and moderate income families.

Small apartments, and especially those built after 1955, are likely to be demolished at a slower rate than single family homes. Most of the plan area's small multiples are located out of the Wilshire Corridor and, therefore, tend to be unaffected by the redevelopment associated with Wilshire and Olympic Boulevards. It is likely that more small apartments will be constructed north of Sixth Street and that these will primarily house Latin-Americans. It is unlikely that luxury garden apartments will be constructed beyond the boundaries of the neighborhood where they now exist. Unless such apartments are built in large groupings, they tend to be unsuccessful.

Conclusions: Occupancy. Changes in the housing stock in Westlake will probably lead to changes in the characteristics of plan area occupants. However, in the Temple Street and Pico-Union sections - where the CRA has instituted active programs - it is likely that both neighborhoods will remain Latin communities and that the population characteristics of the residents of these sections will remain similar.

In the Sixth-Olympic section, with more and more demolitions of single family units and their replacement by offices and parking lots, the population should decrease. Because most of the remaining units will be in large, brick apartments generally inhabited by the aged, the median age of the residents of this sector should remain the same or increase, depending on the age of those living in the single family houses.

In the Third Street-Beverly Boulevard "L" shaped section, families occupying single family houses or small apartments make up most of the population. Since most of the residents are renters rather than owners, the natural aging of a family and its reduction in size when children leave home will probably produce a strong incentive for older couples to move to smaller apartments. (A renter incurs a constant expense, while an aged owner who has paid off his mortgage may find it less expensive to stay in a house larger than he currently needs than to move

to a smaller rented apartment.) Although the population of this area will remain at about the same numerical level, a steady succession of younger families moving into housing units vacated by older residents will keep the median age and population of the area rather constant. If many of the aged residents of this sector move into the Sixth-Olympic area, it is possible that in the long run the composition of plan area aged would change ethnically from predominantly Anglo to predominantly Latin-American.

Finally, in the Lafayette Park Place section, the population is undergoing change. As large apartments are built, the number of units and people per acre are increasing. In one case, a 71 unit apartment replaced a single family house. To the extent that these buildings replace houses occupied by large Latin-American families, the number of people per unit shared will decrease somewhat, but the median age should remain constant.

On the basis of the foregoing discussion, the following conclusions may be drawn: In the Westlake sections outside of the Wilshire Corridor, the number of dwelling units per lot will increase. As more and more family-oriented units are demolished, the number of persons per unit will decrease and the median age of the population will increase. In the Wilshire Corridor, however, and to a lesser extent along major east-west streets, fewer and fewer units will continue to exist and, therefore, there will be a decline in population. Because of this, the population growth rate of the entire plan area should decline and, it is possible that numerically, the population of the Westlake plan area will decrease.

Governmental Housing Policy. Most of the above housing analysis assumes that the quantity and quality of the housing stock will continue to be determined by the interplay of non-subsidized, little regulated market forces. But government at all levels has become increasingly involved in the housing market and this involvement is likely to expand in the future. Given government involvement, what would be the best policy for rehabilitation or replacement of housing units in Westlake?

The General Research Section suggests that an essential step is a change in the underlying philosophy toward housing. In recent decades, the prevailing

governmental philosophy about housing was taken from that of the American housing reform movement that emerged at the turn of the century. The reformers attacked the slum and substandard housing as the cause of many concomitant social problems, including disease, malnutrition and crime. Out of this philosophy, government policy stressed provision of standard housing at less than market prices to persons who could not pay the market price. Provision of this housing was actually an income supplement that could only be consumed as housing, often in a public housing development.

Better understanding of both economics and sociology have reduced the emphasis on the slum-social problems causal chain, but recent government policy still stresses housing supplements rather than income supplements. A more realistic governmental housing philosophy would put housing in a proper perspective, recognizing that housing, as well as health care, clothing, recreation, education, etc., are all commodities that a consumer can buy. His desire to buy these commodities and the "mix" that will satisfy him are a result of education, social pressure and advertising. On the other hand, his ability to purchase a given quantity of these goods is necessarily, controlled by his income. Most people that own a house in substandard condition want to rehabilitate it, but their income constrains their ability to act. Likewise, most people that rent a substandard apartment want the landlord to rehabilitate the structure. But if the owner is receiving a reasonable return on his investment in the building, he cannot rehabilitate without raising the rent or suffering a reduction in his rate of return. Once again, tenants cannot expect the landlord to rehabilitate their building if they lack sufficient income to pay higher rents.

Recognition of inadequate income as the essential factor perpetuating substandard housing, diet, clothing, health, etc. would be a large step forward for government. As this philosophy becomes accepted, specific programs that are inexpensive to adminster can be adopted. These include a full employment policy, employment readiness programs and non-discrimination in employment. These programs should be supplemented by a redistribution of income to persons who are unable to work, are unemployed, or are being

trained for employment. Steps in this direction are contained in the "negative income tax" concept and the Family Assistance Program recently proposed by President Nixon. If the level of income received by all is adequate to allow the individual to purchase an adequate supply of consumer goods, most individuals will choose a socially acceptable "mix" of housing, clothing, health care, and other essential consumer expenditures. Dangerous deviation from a socially acceptable "mix" can be met by enforcement programs that apply to all levels of society, such as housing codes and child neglect laws.

The alternative to the simple programs outlined above is the current cornucopia of government programs that provide the individual receiving insufficient income with some specific good or service. The result is a proliferation of bureacracies that determine eligibility for any individual good or service and provides that good. Philosophically, these programs represent paternalism in a democracy; realistically, they require enormous amounts of administrative manpower.

The governmental program that will have the greatest impact on the Westlake housing stock is the Neighborhood Development Program. The Pico-Union Neighborhood, bounded by Olympic Boulevard, Hoover Street and the Harbor and Santa Monica Freeways, is presently being rehabilitated under a federal grant administered by the Community Redevelopment Agency using the NDP process. The Temple area, bounded by Temple and Second Streets, Glendale Boulevard and the Harbor Freeway, is proposed as an NDP area.

Unfortunately, the rehabilitation process of the Neighborhood Development Program is rather firmly imbedded in the "slums-cause-social-problems" philosophy. The specific program begins when the property owners in an area request that the CRA examine the neighborhood and determine whether it is sufficiently deteriorated to qualify for a Neighborhood Development Program grant. After the City Council adopts an ordinance setting the project boundaries, the CRA prepares a land use plan for the neighborhood and inspects each structure for condition. Using the housing code of the City of

Los Angeles and criteria adopted by the Project Advisory Committee, a citizen participation group, the CRA requires owners of structures to rehabilitate them. The CRA has emphasized that rehabilitation projects require considerably more staff counseling and supervision than a "clearance", or "conventional" urban renewal project does.

A major shortcoming is the fact that the NDP process forces the individual owner-occupant to make a larger allocation of his income to housing than he had been making before the project was adopted. reducing his ability to purchase other goods. investor-owner of an apartment building or single family residence is also forced to make an additional investment in his property that he might not wish to make, reducing his ability to make alternative investments. The individual property owner may finance the improvement through a special low interest loan, but the difference between the market interest rate and the lower rate is the only subsidy paid; the individual must repay the loan principal. In effect, the Neighborhood Development Program changes substandard housing into standard housing by using the police power of the city to force individual owners to allocate a greater proportion of their limited income to housing.

While there is little doubt that the housing stock of the Pico-Union and Temple neighborhoods of Westlake is sorely in need of rehabilitation, this could be better accomplished by the income policies outlined above. These policies would allow increased consumption of consumer goods without forced allocation of income to one good or perpetuating the expensive overhead costs of the Community Redevelopment Agency. Until a national minimum policy becomes law, the General Research Section recommends that the CRA pay the cost of rehabilitation to code standards on a grant basis and encourage additional rehabilitation "above code" on a voluntary, low interest loan basis. This would provide an income subsidy to be used for essential rehabilitation.

The Neighborhood Development Program is currently funded each year by the U.S. Congress. If the NDP is going to do an effective job of neighborhood rehabilitation, a lump funding of each project's total cost would insure more continuity.

Another question that is affected by governmental housing policy is ethnic and age bracket concentration or dispersion. Current local and national government policy leans toward offering varied types and costs of housing in each area of the City, while United States Supreme Court decisions have ruled that housing units should be open to all tenants or purchasers. Therefore, fewer and fewer Latin-Americans will be denied access to housing units because of ethnicity. Economic segregation will persist, but if ethnic separation occurs, Latins may then use the courts to alleviate the situation.

But what of the aged, concentrated in older units between Sixth Street and Olympic Boulevards? If the lower density rooming houses which constitute part of the housing supply for the aged continue to be demolished for office building sites or parking lots, should replacement units be built in Westlake or elsewhere? Given that most old persons in the Westlake area are not living there because of proximity to family, two roads appear open if public policy makes provision for more housing for the elderly. If this public policy decision takes the form of encouraging the private market to develop housing specially suited for the elderly, the Department of City Planning might allow a developer to provide less off-street parking in return for providing special amenities, such as wide doors. special bathroom equipment and hand rails, etc.

Current economic and government policies encourage development of relatively small, high rise buildings in this general area. The Wilshire Christian Manor, for example, has 287 units housing 310 people on 16 floors.

On the other hand, if public policy encourages direct federal subsidization of large apartment complexes for elderly persons that include extensive on-site recreation and services, then decentralization of these apartments might be desirable. The dispersion of such complexes to the suburbs would reduce the concentration of aged in Westlake and offer lower site acquisition costs to the developer.

#### CHAPTER 3: OFFICE SPACE IN WESTLAKE

An important ingredient of land use in Westlake is the large number of office buildings that line most of its major streets. The first section of this chapter will outline several characteristics of office space development in Westlake, including the type and quality of buildings, their uses, current total square footage, and projected office space development during the next twenty years, the time span of the community plan. Current Westlake office space is less intensely developed in those areas south of Eighth Street and north of Sixth Street than in the Wilshire Corridor and in the area east of the Harbor Freeway, adjacent to downtown. Because of this, and since each of these subareas is similar in type, the characteristics of each area's office space are treated separately.

A second section of the chapter discusses two special considerations in the Wilshire Corridor: the rate that land is being absorbed for new building sites and the parallel phenomenon of demolition of dwelling units to make room for new office buildings and parking lots.

The concluding section highlights some historically important commercial buildings in Westlake, as well as a few that are architecturally noteworthy.

## CHARACTERISTICS OF OFFICE SPACE DEVELOPMENT

Northern Westlake Office Space. Westlake office space located north of the Wilshire Corridor and west of Lucas Avenue fronts on portions of Third, Alvarado, First and Second Streets, the south side of Temple Street, Glendale and Beverly Boulevard. (See Map 6.) A wide variety of tenants, including professional practices, trade associations, credit unions, data processors and governmental operations occupy the low-rise (usually 1-4 stories) buildings that line these streets.

Table 9 contains detailed information about the current amount of office space in Northern West-lake as well as the other sections of the plan area. The square footage of office space in four



MAP 6

# OFFICE SPACE SECTIONS

WESTLAKE COMMUNITY SOCIO · ECONOMIC ANALYSIS

Table 9: Current Office Space Inventory in the Westlake Plan Area

| Section: Building Class                                    | Number of<br>Buildings        |   | Percent of each<br>Building Class in<br>Each Section |
|--|-------------------------------|---|--|
| Northern Section Class A Class B Class C Class D           | 151<br>78<br>45<br>20<br>8    | 1,141,402<br>825,677<br>239,035<br>66,755<br>9,935        | 72%<br>21%<br>6%                                     |
| Wilshire Corridor Class A Class B Class C Class D          | 201<br>73<br>58<br>59<br>11   | 4,748,380<br>3,403,513<br>557,867<br>680,314<br>106,686   | 72%<br>12%<br>14%                                    |
| Southern Section Class A Class B Class C Class D           | 83<br>45<br>27<br>11<br>0     | 1,208,938<br>1,071,383<br>101,755<br>35,800               | 3 45%<br>27%   |
| Eastern Section Class A Class B Class C Class D            | 32<br>17<br>12<br>3<br>0      | 859,375<br>476,610<br>284,315<br>98,450                   | 56%<br>33%<br>11%                                    |
| Total - Westlake Plan Area Class A Class B Class C Class D | 467<br>213<br>142<br>93<br>19 | 7,958,099<br>5,777,183<br>1,182,972<br>881,319<br>116,623 | 73%<br>15%<br>11%                                    |

Source: General Research Section, December 1970.

subclasses of buildings is also shown. Class A buildings are the top condition buildings, equal in condition to buildings being constructed currently. Class B buildings are those just below top quality. They are either very poorly constructed new buildings or obsolescent older buildings. Class C buildings are those that are clearly obsolete, but of sound construction. Some are vacant, but if they are leased, the rent is substantially discounted from rentals prevailing in new office space. Class D buildings are the worst office buildings. Some of this space is located above stores; often there is no elevator service, and occasionally there is physical deterioration, like falling plaster. Table 9 describes the percentage distribution of various building classes in each section. The last entry in the table is the sum of entries for each section.

The total square footage in this section is rather high, 1,141,402 square feet, but this is distributed among 151 buildings, or an average size of 7,599 square feet per building. There are a few larger and smaller buildings, but most of the buildings are very close to the average. In most cases, each building has some off-street surface parking in the rear, but these lots do not intrude deeply into the residential neighborhoods away from the main street.

These office buildings are located on shallow frontages similar to those occupied by highway oriented retail uses, such as office furniture stores, printing companies, and office supply firms. Retail uses like these are actually mixed in with the office buildings along each of these streets.

Beverly Boulevard, with over 650,000 square feet, has the largest amount of office space in this area. An important and unique tenant group located along Beverly Boulevard are the many distributors of office equipment and supplies. A typical distributor, occupies a two-story building with about 10,000 square feet of floor area. The sales office occupies about 40 percent of the building; 30 percent is devoted to repair facilities, shipping, and receiving;

and the remaining 30 percent is used for display and education. (Plate VII on page 85 shows Gestetner Duplicating, a typical distributor.)

Two other tenant groups, attorneys and accountants, are concentrated on those streets in northern West-lake that are close to Downtown. First and Second Streets, just west of the Harbor Freeway, have a large number of small legal firms. These locations offer ease of access to Downtown, the Civic Center (and its courthouses), as well as the freeway system.

Interviews with office space tenants in the area, conducted by the staff of the General Research Section, revealed general satisfaction with this northern portion of Westlake. Most tenants said they serve the Los Angeles County market area, and that the central location, closeness of freeways, and the absence of surface street congestion were vital to their operation. Many of these tenants have clients who come to their office by automobile, making provision of convenient parking a necessity. Others, especially some professionals, must be able to travel easily to their client's office.

Some tenants mentioned disadvantages of a northern Westlake location. Office space occupants complained about the absence of nearby restaurants, the older, occasionally run-down residential neighborhoods that adjoin the major streets, and theft of articles from parked cars.

Many commented that the Westlake plan area has a very small office worker pool. One employer of office workers, technical personnel and blue collar workers spoke of placing a "help wanted" sign in his window, hoping to attract workers who lived nearby and could walk to work, reducing pressure on the firm's off-street parking. After receiving no response for several weeks, he placed an ad in a metropolitan newspaper and was flooded with applicants who lived in the San Fernando and San Gabriel Valleys, West Los Angeles, and even Orange County.

A modest, but steady, development of additional office space can be expected in this section of Westlake. Recent construction in this section

has paralleled the construction of new office space in Downtown Los Angeles and in Wilshire Center because tenants in the northern section of Westlake primarily offer services to occupants of office space in higher density Centers. Since all the major streets in this section have frontage parcels that are vacant or underutilized, future growth will probably occur on those sites rather than on parcels gained as a result of demolition of existing office buildings. Thus, new space added will be an addition to the present stock of best quality space, without any offsetting losses. Some of the lower quality space will be demolished, but some of this is vacant now. The recent rate of addition has been approximately 50,000 square feet per year, which would result in 1.5 million square feet of Class A buildings in 1990 if present trends continue. It is assumed that the 73,630 square feet of office space in the Class C and D buildings (those of the poorest quality) will be dropped from the total supply of office space because the buildings will be demolished or that the owners will stop trying to rent the space. The Class B space (second quality) is assumed to be part of the total supply of office space during the twenty year period. Adding the 239,035 square feet of Class B space to the projected total of Class A buildings yields a total 1990 supply of 1.7 million square feet.

The main east-west streets in this section, Temple Street, Beverly Boulevard and Third Street are not only office building locations, but act as arterial streets, providing access to Downtown Los Angeles, especially during peak commuting hours. Further development of office space, similar to buildings presently located along these arterials, will not seriously hinder their traffic carrying ability, since most tenants would not have a large "eight to five" work force. Many of the present tenants spoke of leaving early to "beat the homeward rush" in the evening.

A clear danger to this dual function of the major arterials is the floor area ratio of the present zoning which allows development of a building that has six times the floor area of the site, excluding any floor space used for parking. The floor area of most of the present buildings is

not even equal to that of the site, or an average floor area ratio of one.

If a developer were to build a much larger building on one of these arterials, as allowed under the present floor area ratio, the development would attract a different type of client than presently found in the area. Tenants in larger buildings usually require a large work force who arrive at the same time in the morning, work all day at the office, and leave at the same time in the evening. These employees would have to slow down to enter their parking lot in the morning or stop traffic to enter the street in the afternoon, slowing traffic and increasing congestion.

The General Research Section recommends, therefore, that the floor area ratio of commercially zoned parcels in the northern section of Westlake be reduced to no more than three times the buildable area of the parcel, thus maintaining the character of present development.

Southern Westlake Office Space. The southern section of Westlake is located south of Eighth Street and west of the Harbor Freeway. This section includes 83 office buildings containing 1.208.908 square feet along portions of Ninth, Eleventh, Twelfth and Alvarado Streets; Pico. Olympic and Venice Boulevards; the north side of Washington Street and the east side of Hoover Street. The average building size, 14,566 square feet, is not meaningful, however, because development on Olympic Boulevard is very different from that on the other streets. The total for all buildings except those on Olympic Boulevard is 401,365 square feet, in 58 buildings, or an average of 6,920 square feet per building, very much like the 7,559 square feet average in the northern area.

Southern Westlake has the same types of professional practices, distributors and government activities as those found in northern Westlake. Small law offices are less plentiful, but there are several union headquarters.

Three of the sector's streets, Washington, Venice and Pico Boulevards, are only of minor importance as office space locations because so much of the total land is presently used for other commercial uses. Washington Boulevard contains one complex of four buildings occupied by an engineering service and Kidde Constructors, a construction company with a market area covering the western states. Washington Boulevard also has three small storefront offices, but the majority of commercial frontage is occupied by the funeral chapels and undertaking facilities—the mortuary center of the Regional Core area.

Venice Boulevard, presently zoned for light industrial uses, contains many firms of this type. One electrical contracting company devotes a large part of its site to truck storage, work areas and warehousing, which is an appropriate use in the light manufacturing zone. But this firm also has buildings devoted to design and administration on the site. This type of development is common along Venice Boulevard. A few small professional offices, some funeral firms, and retailing comprise the rest of the land use along Venice Boulevard.

Pico Boulevard is presently zoned for light industrial use and many parcels are presently in that use. Several firms engaged in the sale and repair of juke boxes, pinball machines, and pool tables are located along this street. The Jeffries Banknote Company, located just west of the freeway, is a large firm engaged in commercial and financial printing (including stock certificates).

Two distributors on Pico Boulevard have a significant amount of office space, but both are larger facilities than the typical distributors in northern Westlake because they include large warehouses. A two story Federal Food and Drug Administration office building that includes offices and labs is the only other large office building on Pico Boulevard. The remainder of the office space is made up of small storefront offices, mostly used for professional practices catering to local needs.

Future development on Venice, Washington, and Pico Boulevards will probably reinforce their present light industrial character. It appears likely, based on past trends, that office building developers will prefer locations along streets that have a clear pattern of office building development.

Four other streets in southern Westlake -- Ninth, Eleventh, Alvarado and Hoover Streets--contain some office space as well as other commercial uses, mostly retailing that occupies deteriorated retail store fronts. These streets also contain a large amount of residential units. Ninth Street, with 197,000 square feet in 17 buildings, has 80 percent of its total office space development in the section between the Harbor Freeway and Beacon Street. Located in this area are office buildings used by the Teamsters Union and the Roman Diocese of Los Angeles. Loyola University Law School, operated by the Society of Jesuits, is also in this section of Ninth Street. The area between Beacon and Hoover Streets, on the other hand, contains two modest union buildings, a few storefront offices and residential uses. the intersection of Bonnie Brae and Ninth Streets there is a classic example of the result of shifting retailing trends, residential characteristics and transportation patterns. This corner contains two very old rows of stores on the northwest and southeast corners, both fronting on Ninth Street. These stores, which once made up a prosperous neighborhood center focused around a street car stop, are now used for warehousing or other transitional uses. Similar old stores are located further west at the intersection of Carondolet and Ninth Streets.

Commercial development along Eleventh Street is very similar to that of Ninth Street. Although Eleventh Street is zoned for commercial use on its frontage property, the present buildings are mostly residences with occasional deteriorated retail stores mixed in.

Scattered small office buildings are also located along Hoover and Alvarado Streets. Hoover contains the same mixed residential and commercial uses, including run-down stores, but one former store complex has been rehabilitated for use by a data processing firm. Alvarado Street also has a few small office buildings, mostly professional practices, mixed with commercial and residential uses. An important land use along this portion of Alvarado Street is housing and caring for the elderly, including convalescent hospitals and boarding houses.

The General Research Section recommends that new commercial uses be discouraged along Eleventh Street, Hoover Street south of Eighth Street, and Ninth Street west of Beacon Street. Medium density residential uses would be more appropriate along these streets, since much of the property is already in that use and additional commercial acreage is unneeded. Emphasis on preserving the residential uses on these streets should be coupled with steps to reduce the flow of through traffic on these streets. The Project Advisory Committee of the Pico-Union Neighborhood Development Project has requested that through traffic be curtailed on Eleventh Street.

The major location of office buildings in the southern part of Westlake is along Olympic Boulevard. The type of development along this broad street is midway in scale between the modest office buildings of Beverly Boulevard and the major buildings of Wilshire Boulevard. Olympic contains 807,582 square feet of office space in 25 buildings. Of these, 12 buildings have over 10,000 square feet each. These larger buildings are occupied by tenants whose employees work at the office rather than in the field. These office tenants generally have only a limited number of clients that come to the office during the day. The circulation pattern at the office is composed of two peaks, with employees arriving in the morning and leaving in the afternoon.

The larger, newly developed buildings contain about twice as much floor area as the area of the building site. The largest is a 10-story building, the first of a multi-phase project on the north side of Olympic Boulevard between Beacon and Union Streets. Built by the FAB Development Corporation in 1970, this building contains floor space, exclusive of parking, equal to 3.4 times the area of the building site. (See Plate VIII, page 85.) FAB Development plans to build a matching building on the remaining frontage and to follow that with a higher tower at the rear of the property. Addition of the matching tower will not change the floor area ratio, but adding a larger tower at the rear will increase the floor

area of the total project without adding much surface area to the site, increasing the floor area to building site ratio to about 5 to 1.

The emergence of Olympic Boulevard as an office space location is a recent phenomenon. The total square footage of first quality buildings has grown from 96,265 square feet in 1961 to 789,043 square feet currently. A projection of the current rate of addition of new office space indicates a total of over 2,000,000 square feet of first quality office space along Olympic Boulevard in 1990. Since many of the parcels fronting on Olympic Boulevard are currently occupied by modest commercial buildings or old single family dwellings, it seems unlikely that further development will be curtailed because of a lack of building sites, at least during the plan life.

The question of long term demand for office space or the supply of building sites along Olympic Boulevard should be considered in light of the pattern of development that would be best for both Downtown Los Angeles and Olympic Boulevard. In addition to being an office space location, Olympic Boulevard is an efficient carrier of commuter traffic to and from Downtown. intense development along Olympic Boulevard would generate large volumes of automobile traffic that would have to enter the traffic stream in the evening and slow down to leave it in the morning, slowing that flow considerably. General Research Section recommends that development along Olympic Boulevard be restricted to a floor area ratio of three times the building site. spreading development along the boulevard rather than concentrating it and thus reducing congestion at any single intersection. A decision to restrict the intensity of development along Olympic Boulevard would continue its identity as a "second level" office area offering lower rents while channeling intensive new development into Wilshire Center, Downtown Los Angeles or the Wilshire Corridor of Westlake, each with their support facilities and proximity to future rapid transit.

Eastern Westlake Office Space. The part of Westlake east of the Harbor Freeway contains from its southern

to northern end; an industrial area, the Los Angeles Convention Center, a modest office space grouping and a major office space center.

The area south of Pico Boulevard contains mostly industrial uses. Bekins Van Lines has the only new office space south of Pico Boulevard, and even these newly refurbished offices are contained in part of a very old household goods storage building and a former store. This area also contains a banking office and a small office alongside a large warehouse used by a clothing distributor.

The new Los Angeles Convention Center, located north of Pico Boulevard, will have a dramatic effect upon existing land use around it, but it seems more likely to induce hotel and restaurant construction in the area than office construction. The south side of Pico Boulevard, now the site of deteriorated retail stores, will probably be a primary site for hotels, restaurants, and motels.

If the proposed World Trade Center is constructed on the site between the Convention Center and Figueroa Street, this complex would further stimulate hotel and restaurant construction, but much of the office space needed by the trade community will be provided within the Center's 750,000 square foot office tower. Some refurbishing of present buildings and new office construction could be expected in response to an induced demand for "second level" office space in the neighborhood around the World Trade Center.

Immediately north of the Convention Center is another area bounded on the north by Olympic Boulevard. Except for the frontages on Figueroa Street and Olympic Boulevard, the area is zoned for light industrial use. Actually, it contains a few light industrial firms, several modest office buildings and some old residences. This area, much like the one south of Pico Boulevard, is intimately tied to the Convention Center development.

The General Research Section recommends that the community plan indicate commercial land use in this area, recognizing that some commercial uses are already present and that hotel and restaurant

development is likely.

The part of eastern Westlake south of Olympic Boulevard presently contains only 102,568 square feet of office space in 15 buildings of which 25 percent is in buildings of less than first quality. The proximity of the Convention Center coupled with the northwestern shift of the focus of Downtown office space indicates that office construction in this area will be very modest unless the World Trade Center is constructed.

The northern end of this section between Olympic Boulevard and Fifth Street contains 670,807 square feet of office space in 17 buildings. This section exhibits a gradually increasing intensity of development beginning with modest buildings near Olympic Boulevard. A long-term vacant two story building, a loan office and a single story medical clinic are located in this area. Further north, the Salvation Army has a new five story administration building on Ninth Street and the Bank of California has an operations center in part of a new five story building on Figueroa Street.

Closer to Fifth Street is the Ross-Loos medical group's 13 story building, built in 1925; a five story office building built in 1921; and the 17 story Hilton Center office building, built in 1952. (Part of the Hilton Hotel complex.)

At the northern end of this area is the older two story California Chamber of Commerce building and the recently constructed 10 story Coldwell Banker Corporation building.

This small group of buildings, taken alone, give little hint of future development in this part of Westlake. But this area, particularly between Ninth and Fifth Streets, is the site of the most likely expansion of Downtown Los Angeles' office space complex. A recent study by Dr. Robert A. Sigafoos of the Real Estate Research Corporation\* found this area currently has the highest land prices in Downtown Los Angeles, ranging from \$80 to \$150 per square foot, which is one indication that development is very likely in this area. Map 7 indicates the location of the blocks in this section of the Westlake plan area,

<sup>\*</sup> Sigafoos, Robert A., "Downtown's Future Growth Hinges on Land Values", Los Angeles Times, February 14, 1971.

most of which are underutilized.

Block 20N, presently the site of Saint Paul's Cathedral (Episcopal), has been announced as the site of a 55 to 60 story office building, a 20 story office building, a new four story diocese headquarters and a new, smaller cathedral. Since this site has over 137,000 square feet of buildable area, development of a series of buildings with an overall floor ratio of 10 would yield 1,370,000 square feet of office space. Despite a current effort by a citizen's group to save the present church, it appears that the proposed development very likely will be built. Damage to the main church building during the recent earthquake was severe enough to result in its being declared unsafe, making preservation even less likely. 23-6th is presently occupied by a substantial older building that houses the Jonathan Club, an older hotel and two parking structures. Redevelopment could occur on this site if the Club decided to relocate or occupy space in a new office tower on the site. Any change in this site would probably occur later in the life of the plan. part of this block, presently used for surface parking lot and the hotel site, could be developed immediately. The whole block contains 166,000 square feet of surface area, while the northern portion of the block has 73,500 square feet.

Blocks 22-6th, site of the Coldwell Banker building, and 22S, site of the Hilton Hotel, will likely remain in those uses for the life of the community plan. But Blocks 21S, 22-7th, 23-7th, and 24-7th are either vacant or the sites of very old buildings. These blocks have a total of 423,975 square feet of land area and are likely locations of new office space development.

Wallace, McHarg, Roberts and Todd, the consultant firm preparing the Central City Plan, recently announced office space projections for Downtown Los Angeles that were prepared for them by Development Research Associates. D.R.A. predicted that total office space in Downtown would reach 48 million square feet of net rentable area by 1990. This expected growth in Downtown will most likely continue the northwest shift of Downtown office space toward the Bunker Hill and the Atlantic Richfield Plaza. In view of both this

shift and expected growth, the future of the blocks discussed above appears clear. The total underutilized land area bounded by the Harbor Freeway and Ninth, Fifth and Figueroa Streets, exempting present streets, is 634,475 square feet. If this land is developed at an overall land to floor area ratio of eight, this would result in 5 million square feet of office space by 1990. This amount appears realistic, given the projection for all of Downtown.

Office Space in the Wilshire Corridor of Westlake. The office buildings located along Sixth Street, Wilshire Boulevard, Seventh Street and Eighth Street, plus those immediately around the Union Oil Company buildings (Boylston and Fifth Streets), make up the largest stock of office space in Westlake. This Wilshire Corridor of Westlake contains 4,748,380 square feet of office space in 201 buildings, an average of 23,624 square feet per building. Most of this space is occupied by tenants whose market area is Los Angeles County, Southern California or the Western United States. These firms employ large numbers of workers who commute to the firms' offices and remain there while working. The remaining office space is occupied by smaller firms and professional practices with smaller market areas, occasionally extending only as far as the neighborhood or community plan area.

The extended portion of the Wilshire Corridor north of Sixth Street and east of Lucas Street contains the four-building complex of the Union Oil Company. Built in 1958, it occupies the whole block surrounded by Bixel, Boylston, Maryland and Fifth Streets. The floor area ratio for the whole complex is a low 2.3 times the surface area of the site.

Other buildings in this area are mostly low rise and modest in size. The Arthur Anderson accounting firm has three buildings, all two stories high, on Third Street between Bixel and Lucas Streets. A large portion of the site is devoted to surface parking. A representative of the firm said the location was ideal for their operation since it

offered good freeway access to employees who must travel to clients' offices.

Other firms in this area include an advertising company, a union office, two petrochemical engineering firms, a "wholesale" travel agency, the offices of the Episcopal Diocese of Los Angeles, two trade promotion firms, the State Bar of California offices and the Los Angeles Area Chamber of Commerce. New office buildings have been added at a very slow pace, but most of the blocks are presently zoned for high intensity commercial development, making future development likely. A three story apartment house on Bixel Street is presently being offered for sale as a high rise office building site.

There appears to be little justification for the very high floor ratio currently allowed in this area in view of the large amount of underutilized land on both sides of the Harbor Freeway and in the rest of Downtown. This portion of Westlake, especially west of Boylston Street, is at a higher elevation than Downtown Los Angeles, so that a lower rise building on one of these sites would appear more prominent than the same building would if located Downtown. If the Downtown Center is to decrease in intensity of development toward its outer edge, conforming to the pattern for Centers outlined in the Concept Los Angeles, then this portion of Westlake should be developed with buildings of the same scale as the existing Union Oil headquarters. Therefore, the General Research Section recommends that the community plan continue to indicate commercial use in this area north of Sixth Street, but that the floor area ratio be reduced to three times the area of the site.

Sixth Street, a major street of the Wilshire Corridor in Westlake, contains a variety of land uses along its frontage properties. Near Downtown, Sixth Street is the location of an older eight story building housing the Shell Oil Company, a low rise building used by Westinghouse Electric Company, and a building complex containing the California Teachers Association and the Teachers Insurance Company. Another building in the area is a 13 story former medical building presently being refurbished for general office use. Further west, much of the frontage is occupied by Central Receiving Hospital,

the site of Good Samaritan Medical Center's new 22story acute care center, and a small complex of
neighborhood-serving retail stores. A few modest
office buildings are located between the hospitals
and the hotels, apartment buildings and retail stores
near MacArthur Park. But west of the park, Sixth
Street is once again an office building row, the
location of newer buildings housing Sperry-Rand, Dunn
and Bradstreet, New York Life, and the EmployersCommercial Insurance Group. Actually, rather than
being a corridor of office buildings, Sixth Street
has most of its development at its eastern and
western ends close to Downtown and Wilshire Center.

Virtually the same pattern is present along Wilshire Boulevard itself. Just west of Downtown, development is fairly intense. The 16 story Signal Oil Company building, the 16 story Metropolitan Medical building and a new six story building at Lucas Street are surrounded by some lower rise buildings on other frontages.

Further west, Good Samaritan Medical Center occupies the block between Lucas and Witmer Streets, while the south side of Wilshire Boulevard is developed with a series of modest office buildings. The south side of the next block is completely lined with very small office buildings, many of which are converted residences. The block between Valencia and Union Streets contains some more substantial development, including an eight story building housing an insurance company on the south side of Wilshire Boulevard and the four building complex of Adams Plaza, which includes the eight story T.W.A. building, on the north side.

The next few blocks, however, are particularly underutilized. Some single family dwellings front on Wilshire as do many surface parking lots. One small, two story building occupies one-half of a full block frontage but is only 15 feet deep. The intensity of development increases again near MacArthur Park, where three high-rise medical buildings and the refurbished office building and library of the Los Angeles County Medical Association occupy four corners of Westlake Avenue and Wilshire Boulevard. This complex is changing in character as newer competitive medical buildings

located near hospitals or in suburban areas siphon off demand for medical office space in Westlake. The owners of two of these buildings, the 14 story 1930 Wilshire Building and the newer, 10 story 2010 Wilshire Building, have transferred their remaining medical and dental tenants to the 2010 Building and are refurbishing the 1930 Building for general office use. The Wilshire-Westlake Building on the north-west corner has a number of vacant suites and the pharmacy located on the ground floor has closed.

The next half block between these medical buildings and MacArthur Park is part of the only community—wide market area retail center in Westlake. Several stores in this part of the retail center have office space on the second floor, but most of this space is now vacant. The pattern is very similar to that in the older buildings in Downtown Los Angeles that have viable retail uses on the first floor of buildings and vacant office space above.

On the west side of MacArthur Park, there is more intensive office space development as well as other land uses. The south side of Wilshire Boulevard contains the American Cement office building and and older high rise apartment building in the first block west of the Park. A nine story office tower with all its parking under the building occupies the second block and a five story office building with interior parking is located in the third block. Two low rise office buildings share the last block on the south side of Wilshire Boulevard in Westlake.

The north side of Wilshire Boulevard in this same area contains the Otis Art Institute in the first block west of the Park. The second block frontage contains an automotive service station and a building housing a motion picture theater, a restaurant and a number of architect's offices. The third block west of the Park is the location of the Fifield Wilshire apartment hotel and the Mission Insurance Building. The fourth block frontage on the north side of Wilshire is the site of the Bryson apartment hotel. Both the Bryson and Fifield Wilshire buildings are older, high rise apartment buildings occupied by elderly permanent residents, mostly middle income.

These blocks between MacArthur Park and Layfayette Park from Sixth to Seventh Street are examples of good city development. Residential, retail, office and educational uses are all located in this eight block section, fronting on the three major streets as well as Rampart Boulevard, Coronado, Carondelet, and Park View Streets. There is some surface parking, but a great deal of the parking is within buildings. Most of the parcels are currently being utilized consistant with their potential rather than awaiting development. The development in this part of the Wilshire Corridor deserves to be imitated elsewhere in Los Angeles. (See Plate XII, page 101.)

Sixth and Seventh Streets share a common history because both were locations of early retail and office development before Wilshire Boulevard was extended through MacArthur Park. But Seventh Street enjoyed a larger amount of this early development. Near Downtown, Seventh Street is thinly developed. The section from the Harbor Freeway to Bixel Street is occupied by the Thomas Cadillac dealership on both sides of Seventh Street.

The next few blocks contain a number of older residential hotels and apartments, two motels, and a hotel. The high residential density in this area provides support for a small group of retail stores that offer convenience goods to the local residents. Further west, many of the frontage properties are devoted to highway oriented commercial uses, most of which appear to be marginal operations which have taken advantage of low rents available in these older stores. Some of these stores are additions to the front of residential hotels or apartment houses.

Near MacArthur Park, Seventh Street is the location of an important part of Westlake's only community retail center. A number of the buildings in this section of Seventh Street, which extends from Bonnie Brae Street to Lake Street, contain retail stores on the first floor and office space on the second. While the first floor space is generally occupied by healthy retail stores, most of the second story office space is vacant, which gives the area an overall feeling of being rundown.

Many of the buildings along Seventh Street from Lake Avenue to Hoover Street, especially those facing MacArthur Park, are older buildings constructed of reinforced concrete that vary from two to four stories in height. At one time these buildings housed fashionable retail stores, particularly those offering wearing apparel. These stores abandoned the area because of the reduced support provided by the residential neighborhood. (See Plate IX, page 85.)

The shift from public to private transportation placed additional pressure on these stores because they were constructed without off-street parking, reducing their ability to compete with newer commercial centers that offer more off-street parking. Most of the lower floors of these buildings have been converted to special types of retail uses characterized by low volume sales. One firm sells used X-ray equipment to the medical profession, while another offers art supplies to students of Otis Art Institute and other nearby art schools. Another tenant is an engineering firm that creates three dimensional topographical maps from aerial photographs.

Some of the upper floor office space in this group of buildings is vacant, but a large amount of this space and of the total office space in the blocks bounded by Lake, Coronado, Seventh and Eighth Streets is devoted to trade union offices. The Electrical Worker's Union, Local 11, owns about one-third of the block between Grand View and Park View Streets. They have four buildings on the site. Two buildings of two stories each and a four story building face Seventh Street, while a single story building faces Grand View Street. The upper floors of both of the two story buildings are used for union offices and meeting rooms while the lower floors are occupied by retail firms and a small union office. The one story building in the rear houses an art school and the four story building is currently vacant. Other unions in the neighborhood include the Operating Engineers, Carpenters, Cooks, and Plumbers Unions. Some of the buildings they occupy are very pleasantly refurbished, particularly the Plumbers' Union Building.

West of MacArthur Park, the intensity of development subsides. Most of the frontage along Seventh Street

#### PLATE VII

Typical modest distribution center on a Major Highway (Gestetner Duplicating Company Beverly Boulevard).



#### PLATE VIII

Medium size Office Building on a Major Highway (FAB Development Company, Olympic Boulevard).



### PLATE IX

Row of offices and shops from the 1920's (Along Seventh Street, south of MacArthur Park).



is occupied by single story retail stores, many of which are occupied by low volume firms, such as art supply stores and small craft firms. A two story building at Coronado and Seventh Streets has been completely refurbished and presently houses an architecture and design firm.

The total amount of office space along Seventh Street is the lowest of any of the major Wilshire Corridor streets in Westlake. The retail and high density residential land uses in the area probably act as a brake on Seventh Street development because developers of new office buildings appear to prefer sites located among other office buildings.

Site acquisition, especially of larger sites, can be troublesome where there are a number of small owners who have improved their properties. But one of the most obvious brakes on development is the massive, underutilized buildings themselves. They are expensive to acquire and demolish. An alternate site which is either undeveloped or underdeveloped is less expensive to prepare for new development. The only new office buildings along Seventh Street in Westlake are a two story headquarters for the Service Workers' Union at Witmer Street and a two story U.S. Post Office at Burlington Avenue.

Eighth Street, at the southern edge of Wilshire Corridor in Westlake, is much like Sixth Street in its development pattern. There are several new office buildings along its frontages, but many of the remaining frontages are vacant or extremely underutilized. Immediately west of the Harbor Freeway, the first blocks are either vacant or underutilized. The first important development along Eighth Street is the Holiday Inn Motor Hotel, which utilizes a sloping site to provide extensive covered parking for its guests. In the next few blocks there is a modest office building housing the Maytag distributorship and several older residential buildings, including both single family dwellings and apartments.

There are two new office buildings in this area that are good examples of development that does not intrude on adjacent neighborhoods. The Olivetti Company distribution center is housed in a four story building with two level parking

in the rear. Across the street, a three story office building with several tenants has all of its parking in a full basement floor.

Further west along Eighth Street, the rather awkward jog at Valencia Street is surrounded by a group of older store buildings and an old automobile dealership. The auto facility is now being used as a printing plant and the stores now house a union office, an insurance office and the same sort of lower volume retail uses found along Seventh Street. There is also a building maintenance firm in this group of buildings.

Between Valencia and Hoover Streets, Eighth Street is the location of more office development. There are six fairly new buildings in this area, each containing a variety of tenants, usually second-level tenants that need to be close to office space centers but cannot afford the higher rents in these centers. Most of these buildings are of less expensive construction, often with a very slow elevator, noisy heating and air conditioning, flimsy interior partitions and exterior "skin", and poor sound proofing.

Eighth Street has very few retail stores on its frontages in this area; but there are a number of apartment houses, parking lots and automobile service stations. The area includes a number of single family houses, some of which have been converted to office use.

A part of Eighth Street contains some of the community shopping center located on Alvarado Street, including a small planned center made up largely of restaurants.

Among the smaller buildings there is one very large one, the Halliburton Building which was originally constructed in 1929. The Fremont Indemnity Company, which purchased the building in 1969, is completely renovating it floor by floor. The building was originally constructed with no parking capacity inside the building and very little on property surrounding it because public transit was expected to provide access. The new owner has increased the likelihood that the refurbished building will attract tenants

by adding a large amount of surface parking.

Westlake Office Space - 1990. The total amount of office space expected to be located in the Wilshire Corridor of Westlake in 1990 is shown in Table 10. Totals for the other sections and for all of Westlake are also shown. The total for each section is a combination of the current square footage in the Class A and Class B buildings plus the expected amount of new construction for the next 19 years. All the space in Class C and Class D buildings is assumed to be chronically vacant or demolished by 1990, while the space in Class B buildings is assumed to still be in use. All new construction is assumed to be Class A regardless of individual building size.

The amount of new construction expected in the Wilshire Corridor during the next 19 years was estimated by determining the rate at which Class A space has been added historically, and projecting that rate. The rate of addition was not linear, but started with a very small base in the 1940's, increased gradually at an increasing rate and then began a long period of relatively constant addition in 1950. The constant rate portion of the curve was not smooth, but made up of several periods of large yearly increases followed by very little construction while the new space was absorbed.

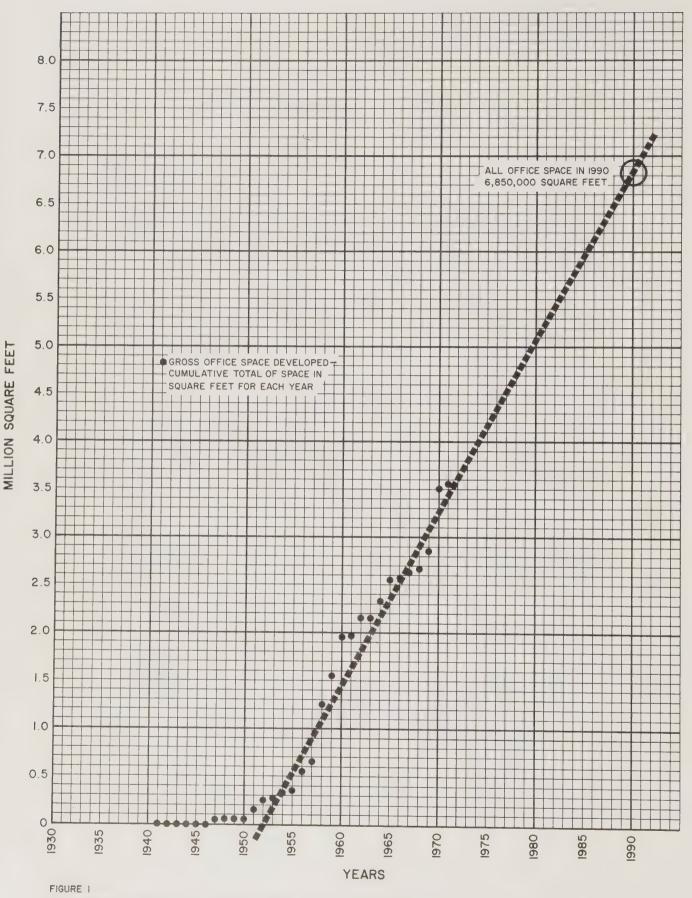
These cyclical movements were smoothed by fitting a straight line to the rate of construction since 1950. The historical rate and its projection are shown on page 90.

The rate of addition for Olympic Boulevard in the southern section of Westlake was projected using the same method, while the amount of addition for the Northern and Eastern sections were estimated using assumptions discussed in earlier parts of the chapter.

Table 10: Projected Office Space in the Westlake Plan Area - 1990

| Northern Section   | Square Feet                         |
|--|-------------------------------------|
| Existing Class A and B<br>New Construction                         | 1,064,712                           |
| Total  | 1,864,712                           |
| Wilshire Corridor  |                                     |
| Existing Class A and B New Construction                            | 3,961,380<br>3,600,000              |
| Total  | 7,561,380                           |
| Southern Section   |                                     |
| Existing Class A and B<br>New Construction                         | 1,173,138<br>1,000,000              |
| Total  | 2,173,138                           |
| Eastern Section  |                                     |
| Existing Class A and B<br>New Construction<br>World Trade Center   | 1,109,375<br>5,000,000<br>1,000,000 |
| Total  | 7,109,375                           |
| Westlake Total   |                                     |
| Existing Class A and B New Construction                            | 7,308,605<br>10,400,000             |
| Total (with World Trade Center) Total (without World Trade Center) | 18,708,605<br>17,708,605            |

Source: General Research Section; December, 1970.



# OFFICE SPACE GROWTH & PROJECTION WILSHIRE CORRIDOR OF WESTLAKE

WESTLAKE COMMUNITY SOCIO • ECONOMIC ANALYSIS Sector Analysis of Office Space. As has been mentioned above, office space is not uniformly distributed along Wilshire Corridor in Westlake, but is concentrated near Downtown and Wilshire Center. This pattern of development can be seen by dividing Wilshire Corridor into a series of 11 sectors, each of which is further from Downtown. For example, Sector One includes all the office space in the Wilshire Corridor between Bixel Street and the Harbor Freeway, Sector Two includes all office space between Bixel and Lucas Streets, and so on. These sectors are shown on the detailed map of the Wilshire Corridor. (Map 7.)

Table 11 describes the pattern of office space development in each sector as a percentage of the total amount of office space in the Wilshire Corridor. The percentage of all Class A office space located in each sector is also listed, as are the percentages for Class B, C, and D.

The percentage figures in the table reflect the pattern of development in the Wilshire Corridor of Westlake. Thirty-five percent of the total office space is located in the two sectors immediately west of the Harbor Freeway while twenty-six percent is in the two sectors adjacent to Wilshire Center. Eighty-five percent of the Class D office space is in the two sectors just east of MacArthur Park. The sectors immediately west of Downtown and just east of Wilshire Center have a larger percentage of Class A office space than they have of total office space, indicating that more of the office space in these sectors is top quality.

Table 11: Office Space in Different Sectors of Westlake (1970)

| SECTOR<br>NUMBER | BLOCK NUMBERS  | ALL<br>OFFICE<br>SPACE | Class | Class<br>B | Class | Class |
|------------------|--|------------------------|-------|------------|-------|-------|
| 110112211        | HARBOR FREEWAY   |                        |       |            |       |       |
| 1                | 2,3-M; 2,3-3rd; 2-4th; 2,3-5th; 21-6th<br>17,18,19-N; 19,20-S; 21-7th            | 23.7%                  | 24.9% | 18.7%      | 25.5% | -     |
| 2                | BIXEL STREET  1-m; 1-3rd; 1-4th; 1-5th; 20-6th; 16-N 17,18-S; 20-7th; 17; 18-8th | 12.6%                  | 13.3% | 12.3%      | 11.6% | -     |
| 3                | LUCAS STREET  18,19-6th; 14,15-N; 15,16-S; 19-7th 16-8th                         | 3.3%                   | 3.1%  | 3.7%       | 4.1%  | -     |
| 4                | WITMER STREET 16,17-6th; 12,13-N; 13,14-S; 15,16,17-7th 14,15-8th                | 5.0%                   | 4.1%  | 6.8%       | 9.1%  | -     |
|                  | VALENCIA STREET  |                        |       |            |       |       |
| 5                | 15-6th; 10,11-N; 11,12-S; 13,14-7th<br>13-8th                                    | 6.9%                   | 7.1%  | 13.2%      | 2.1%  | -     |
|                  | UNION STREET   |                        |       |            |       |       |
| 6                | 13,14-6th; 8,9-N; 8,9,10-S; 11,12-7th<br>11,12-8th                               | 5.9%                   | 5.4%  | 15.7%      | 1.0%  | -     |
| 7                | BURLINGTON STREET  11,12-6th; 6,7-N; 6,7-S; 9,10-7th; 9,10-8th                   | 8.1%                   | 8.0%  | 11.6%      | 2.3%  | 27.8% |
| 8                | WESTLAKE AVENUE<br>9,10-6th; 5-N; 5-S; 7,8-7th<br>6,7-8th                        | 6.6%                   | 3.9%  | 2.6%       | 15.7% | 57.4% |
|                  | LAKE STREET  |                        |       |            |       |       |
| 9                | 7,8-6th; 5,6-7th; 4,5-8th  | 1.6%                   |       | 9.6%       | 2.5%  | -     |
|                  | CORONADO STREET  |                        |       |            |       |       |
| 10               | 5,6-6th; 3,4-N; 3,4-S; 3,4-7th<br>2,3-8th  | 13.8%                  | 14.8% | 4.4%       | 18.5% | -     |
| 11               | PARK VIEW STREET  1,2,3,4-6th; 1,2-N; 1,2-S; 1,2-7th 1-8th                       | 12.4%                  | 15.1% | 1.3%       | 7.4%  | 14.8% |
|                  | HOOVER STREET  |                        |       |            |       |       |
|                  |  | 100%                   | 100%  | 100%       | 100%  | 100%  |
|                  |  |                        |       |            |       |       |

Source: General Research Section; December, 1970.

#### LAND USE IN THE WILSHIRE CORRIDOR

The rate of new office construction in the Wilshire Corridor has been discussed in the last section. but another important question is the pattern of development that is occurring in Westlake. Seven outlines the blocks within the Wilshire Corridor of Westlake. Each of the blocks is numbered, corresponding with the block numbers in Table 12, which lists the total net square footage of surface area in each of the blocks. The table also contains a column indicating the number of square feet presently devoted to Class A office buildings and a column showing what percentage this is of the total. It is assumed that these Class A buildings will continue to occupy their sites for the 20 year span of the Community plan.

Table 12: Wilshire Corridor Land Use (By Blocks)

|         | The state of the s |
|---------|--|
| Block # | * Numbers used to identify each block on Map 5 and Table 12.   |
| Total   | ■ Total amount of surface area within each block, not including<br>streets and alleys.   |
| A       | = Land occupied by Class A (Best Quality) office buildings and their assoicated parking.   |
| % of A  | = Percentage of total land occupied by Class A office buildings and their associated parking.  |
| Ţ       | = Land occupied by other uses likely to remain in that use for<br>the next twenty years. Includes apartment buildings three<br>stories and over, churches, hospitals, schools, etc.  |
| % of F  | = Percentage of total land occupied by "F" uses.   |
| R       | = Land remaining after A and F uses have been subtracted from the land total. This is land that is likely to be redeveloped.   |
| % of R  | = Percentage that remaining land is of the total land inventory.   |
| В       | = Land occupied by Class B (Second Quality) office buildings.  |
| C       | = Land occupied by Class C (Third Quality) office buildings.   |
| D       | = Land occupied by Class D (Poorest Quality) office buildings.   |
| r       | = Land remaining after the F uses and all the office buildings (A B C & D) have been subtracted from total land inventory. This is land that is most likely to be developed.   |
|         |  |

| % of r  | = Percentage | that the    | smaller  | remainder    | 1s | of | the  | total  | land.      |
|---------|--------------|-------------|----------|--------------|----|----|------|--------|------------|
| VO OT T | - iercentage | Ulia U Ulic | SINGTICE | T CINATINGET | 10 | OI | UIIC | 000041 | T CITTUR 9 |

| Block         |                        |          | %of  |          | %of   |        | %of |          |       |         |         | %of    |
|---------------|------------------------|----------|------|----------|-------|--------|-----|----------|-------|---------|---------|--------|
| #             | Total #                | A        | A    | F        | F     | R      | R   | В        | C     | D       | r       | r      |
| Blocks        |                        | Miraman  | and  | Third S  | Stree |        |     | Co. Are  |       |         |         |        |
| 1             | 52525                  | 0        | 0    | 0        | 0     | 52525  | 100 | 0        | 0     | 0       | 52525   | 0      |
| 2             | 197363                 | 0        | 0    | 10000    | 9     | 97363  | 91  | 0        | 0     | 0       | 97363   | 91     |
| . 3           | 167150                 | 0        | 0    | 0        | 0     | 167150 | 100 | 0        | 41595 | 0       | 125555  | 75     |
| TOTAL         | 327038                 | 0        | 0    | 10000    | 3     | 317038 | 97  | 0        | 41595 | 0       | 275443  | 84     |
| Blocks        |                        |          |      | ourth St |       | (Union |     |          | rd"   |         | 0.502.5 | Y 03   |
| 1             | 147000                 | 85645    | 58   | 0        | 0     | 61355  | 42  | 15540    | 0     | 0       | 45815   | 31     |
| 2             | 155656                 | 39065    | 25   | 7427     | 5     | 109164 | 70  | 7975     | 0     | 0       | 101189  | 65     |
| 3             | 46472                  | 0        | 0    | 0        | 0     | 46472  | 100 | 0        | 0     | 0       | 46472   | 100    |
| TOTAL         | 349122                 | 124710   | 36   | 7427     | 2     | 216985 | 62  | 23515    | 0     | 0       | 193470  | 55     |
|               | (Union Oil Area) "4th" |          |      |          |       |        |     |          |       |         |         |        |
| 1             | 30450                  | 15225    | 50   | 15225    | 50    | 0      | 0   | 0        | 0     | 0       | 0       | 0      |
| 2             | 159500                 | 85550    | 54   | 0        | 0     | 73950  | 46  | 0        | 0     | 0       | 73950   | 0      |
| TOTAL         | 189950                 | 100775   | 53   | 15225    | 8     | 73950  | 39  | 0        | 0     | 0       | 73950   | 0      |
|               |                        |          |      |          |       | (Unior |     |          | 5th"  | · · · · | 15005   | X 60 X |
| 1             | 29925                  | 0        | 0    | 10500    | 35    | 19425  | 65  | 0        | 4200  | 0       | 15225   | 51     |
| 2             | 158050                 | 158050   | 100  | 0        | 0     | 0      | 0   | 0        | 0     | 0       | 0       | 0      |
| 3             | 99875                  | 33138    | 33   | 0        | 0     | 66737  | 67  | 0        | 0     | 0       | 66737   | 67     |
| TOTAL         | 287850                 | 191188   | 66   | 10500    | 4     | 86162  | 30  | 0        | 4200  | 0       | 81962   | 28     |
| North         | Side of                | Sixth St | reet | (About   | Pres  |        |     | oth) "6t |       |         |         | -      |
| 1             | 31500                  | 31500    |      | 0        | 0     | 0      | 0   | 0        | 0     | 0       | 0       | 0      |
| 2             | 73700                  | 73700    | 100  | 0        | 0     | 0      | 0   | 0        | 0     | 0       | 0       |        |
| 3             | 28700                  | 0        | 0    | 0        | 0     | 28700  | 100 | 0        | 0     | 28700   | 0       | 0      |
| <del>-1</del> | 37690                  | 0        | 0    | 37690    | 100   | 0      | 0   | 0        | 0     | 0       | 0       | 0      |
| 5             | 63000                  | 0        | 0    | 21025    | 33    | 41975  | 66  | 0        | 0     | 0       | 41975   | 66     |
| 6             | 50150                  | 32300    | 64   | 17850    | 36    | 0      | 0   | 0        | 0     | 0       | 0       | 0      |
| 7             | 48675                  | 0        | 0    | 0        | 0     | 48675  | 100 | 0        | 0     | 0       | 48675   | 100    |
| 8             | 43101                  | 0        | 0    | 43010    | 100   | 0      | 0   | 0        | 0     | 0       | 0       | 0      |
| 9             | 58480                  | 0        | 0    | 34456    | 59    | 24024  | 41  | 0        | 0     | 24024   | 0       | 0      |
| 10            | 116685                 | 0        | 0    | 58500    | 50    | 58185  | 50  | 0        | 0     | 8250    | 49935   | 43     |
| 11            | 48300                  | 0        | 0    | 36776    | 76    | 11524  | 24  | 0        | 0     | 0       | 11524   | 0      |
| 12            | 69445                  | Ö        | 0    | 0        | 0     | 69445  | 100 | 28025    | 0     | 0       | 41420   | 60     |
| 13            | 53865                  | 7350     | 14   | 17400    | 32    | 29115  | 54  | 0        | 0     | 0       | 29115   | 54     |
| 14            | 31600                  | 0        | 0    | 0        | 0     | 31600  | 100 | 0        | 0     | 0       | 31600   | 100    |
| 15            | 28500                  | 0        | 0    | 0        | 0     | 28500  | 100 | 16125    | 0     | 0       | 12375   | 43     |
| 16            | 203302                 | 28665    | 14   | 0        | 0     | 174637 | 86  | 0        | 0     | 0       | 174637  | 86     |
| 10            | 200002                 | 2000)    |      |          |       |        |     |          |       |         |         |        |

| F-3                                       |  |                                    | 10.5                         |  | 100                             |   | 000                        |                           |                  |                           |  | %of                                    |
|---|--|------------------------------------|------------------------------|--|---------------------------------|---|----------------------------|---------------------------|------------------|---------------------------|--|--|
| Block<br>#                                | Total #  | A                                  | %of<br>A                     | न  | %of<br>F                        | R   | %of<br>R                   | В                         | С                | D                         | r  | r                                      |
| 17  | 22500  | 0                                  | 0                            | 0  | 0                               | 22500   | 100                        | 0                         | Ö                | 0                         | 22500  | 100                                    |
| 18  | 30015  | 0                                  | 0                            | 13050  | 43                              | 16965   | 57                         | 0                         | 0                | 0                         | 16965  | 57                                     |
| 19  | 44225  | 0                                  | 0                            | 8835   | 20                              | 35390   | 30                         | 0                         | 23060            | 0                         | 12330  | 28                                     |
| 20  | 141831   | 91754                              | 65                           | 10548  | 7                               | 39529   | 28                         | 20310                     | 19219            | 0                         | 0  | 0                                      |
| 21  | 100875   | 0                                  | 0                            | 58750  | 58                              | 42125   | 42                         | 0                         | 6525             | 0                         | 35600  | 35                                     |
| 22  | 39480  | 39480                              | 100                          | 0  | 0                               | 0   | 0                          | 0                         | 0                | 0                         | 0  | 0                                      |
| 23  | 116600   | 0                                  | 0                            | 65500  | 56                              | 51100   | 44                         | 0                         | 300              | 0                         | 50800  | 0                                      |
| TOTAL                                     |  | 1304749                            | 21                           | 423390   | 29                              | 753989  | 51                         | 64460                     | 49104            | 60974                     | 579451   | 39                                     |
| Block                                     |  |                                    |                              |  | Wil.                            | N"  | 1 011                      |                           | 1200             |                           | 10000  | 33                                     |
|   | 120900   | 29400                              | 24                           | 50000  | 41                              | 41500   | 34                         | 0                         | 1300             | 0                         | 40200<br>16825                                       | 33<br>13                               |
| 3   |  | 46875                              | 36                           | 65625  | 50                              | 18125   | 14                         | 1300                      | 0                | 0                         | 39570  | 30                                     |
| - 3                                       | 129850   | 18700                              | 14                           | 41850<br>105700  | 32                              | 69300   | 53                         | 0                         | 29730            | 0                         | 53300  | 34                                     |
| 5*  | 183625   | 15750                              | 9                            | 105/00   | 0                               | 53300   | 34<br>91                   | 0                         | 44900            | 31300                     | 91675  | 50                                     |
| -6  | 152250   | 43500                              | 29                           | 27075  | 18                              | 81675   | 54                         | 14750                     | 0                | 0                         | 66925  | 44                                     |
| 7   | 159500   | 10715                              | 7                            | 27550  | 17                              | 121235  | 76                         | 20300                     | 6525             | 16675                     | 77735  | 49                                     |
| 8   | 180325   | 0                                  | 6                            | 6345   | 4                               | 173980  | 96                         | 46975                     | 0                | 0                         | 127005   | 70                                     |
| 9   | 195750   | 0                                  | 0                            | 35700  | 18                              | 160050  | 82                         | 0                         | 0                | 0                         | 160050   | 82                                     |
| 10  | 127400   | 66675                              | 52                           | 6900   | 5                               | 53825   | 42                         | 32775                     | 4255             | 0                         | 16795  | 13                                     |
| 11  | 139125   | 40600                              | 29                           | 32600  | 23                              | 65925   | 47                         | 0                         | 0                | 0                         | 65925  | 47                                     |
| 12  | 124950   | 0                                  | 0                            | 15750  | 13                              | 109200  | 87                         | 17750                     | 9025             | 0                         | 82425  | 66                                     |
| 13  | 160500   | 30750                              | 19                           | 79500  | 50                              | 50250   | 31                         | 11250                     | 0                | 0                         | 39000  | 24                                     |
| 14  | 157600   | 0                                  | Ó                            | 157600   | 100                             | 0   | 0                          | 0                         | 0                | 0                         | 0  | 0                                      |
| 15  | 188400   | 0                                  | 0                            | 188400   | 100                             | 0   | 0                          | 0                         | 0                | 0                         | 0  | 0                                      |
| 16  | 285200   | 47725                              | 17                           | 102875   | 36                              | 134600  | 47                         | 30375                     | 36480            | 0                         | 67745  | 24                                     |
| 17  | 103950   | 0                                  | 0                            | 24176  | 23                              | 79774   | 77                         | 0                         | 0                | 0                         | 79774  | 77                                     |
| 18  | 110250   | 28875                              | 26                           | 33250  | 30                              | 48125   | 44                         | 0                         | 0                | 0                         | 48125  | 44                                     |
| 19  | 165728   | 0                                  | 0                            | 34200  | 21                              | 131528  | 79                         | 49637                     | 56570            | 0                         | 25151  | 15                                     |
| 20  | 138240   | 0                                  | 0                            | 48225  | 35                              | 90015   | 65                         | 0                         | 0                | 0                         | 90015  | 65                                     |
| TOTAL                                     |  | 379565                             | 12                           | 1083321  | 35                              | 1650282   | 53                         | 225112                    | 188955           | 47975                     | 1888240  | 38                                     |
| Block                                     |  |                                    |                              |  |                                 |   |                            |                           |                  |                           |  |  |
| 1   | 117500   | 46125                              | 39                           | 0  | 0                               | 71375   | 61                         | 0                         | 34800            | 0                         | 36575  | 31                                     |
| 2   | 111150   | 34800                              | 31                           | 37725  | 34                              | 38625   | 35                         | 0                         | 0                | 0                         | 38625  | 35                                     |
| 3   | 108100   | 38525<br>44200                     | 36<br>28                     | 24700  | 23                              | 44875   | 42                         | 8050                      | 6325             | 0                         | 30500  | 28                                     |
| 5*  | 159000<br>160525   | 60175                              | 37                           | 32500  | 20                              | 82300   | 52                         | 0                         | 3675             | 0                         | 78625  | 49                                     |
| 6   | 146450   | 38425                              | 26                           | 7000   | 5                               | 100350  | 63<br>69                   | 0                         | 14450            | 22950                     | 62950  | 39                                     |
| 7   | 150800   | 15225                              | 10                           | 36000  | 24                              | 99575   | 66                         | 28550                     | 0<br>8290        | 4550                      | 96475  | 66                                     |
| 8   | 75400  | 0                                  | 0                            | 38165  | 51                              | 37235   | 49                         | 21000                     | 0290             | 0                         | 62735  | 42                                     |
| 9   | 101480   | 24900                              | 25                           | 20700  | 20                              | 55800   | 55                         | 0                         | 3000             | 0                         | 16235<br>52880                                       | 52<br>52                               |
| 10  | 125725   | 0                                  | 0                            | 7500   | 6                               | 118225  | 94                         | 12770                     | 1870             | 0                         |  | 82                                     |
| 11  | 112875   | 21075                              | 19                           | 11405  | 10                              | 80395   | 71                         | 31314                     | 15105            | 0                         | 103585<br>33976                                      | 30                                     |
| 12  | 112875   | 0                                  | 0                            | 0  | 0                               | 112875  | 0                          | 0                         | 0                | 0                         | 112875   | 100                                    |
| 13  | 118190   | 6090                               | 5                            | 24580  | 21                              | 87520   | 74                         | 3150                      | 32760            | 0                         | 51610  | 44                                     |
| 14  | 114440   | 0                                  | 0                            | 19340  | 17                              | 95100   | 83                         | 0                         | 24200            | 0                         | 70900  | 62                                     |
| 15  | 128800   | 21850                              | 17                           | 22275  | 17                              | 84675   | 66                         | 21620                     | 16165            | 0                         | 46890  | 36                                     |
| 16  | 131600   | 33500                              | 25                           | 42500  | 32                              | 55550   | 42                         | 0                         | 0                | 0                         | 55550  | 42                                     |
| 17  | 73155  | 19460                              | 27                           | 9600   | 13                              | 44095   | 60                         | 9600                      | 17248            | Ö                         | 17247  | 24                                     |
| 18  | 127675   | 0                                  | 0                            | 52700  | 41                              | 74925   | 59                         | 0                         | 0                | 0                         | 74925  | 59                                     |
| 19  | 65485  | 32230                              | 49                           | 0  | 0                               | 33255   | 51                         | 22055                     | 0                | 0                         | 11200  | 17                                     |
| 20  | 105500   | 0                                  | 0                            | 14400  | 14                              | 91100   | 86                         | 0                         | 0                | 0                         | 91100  | 86                                     |
| 21  | 50600  | 0                                  | 0                            | 16550  | 33                              | 34050   | 67                         | 5400                      | 0                | 0                         | 28650  | 57                                     |
| 22  | 110565   | 0                                  | 0                            | 110565   |                                 | 0   | 0                          | 0                         | 0                | 0                         | 0  | 100                                    |
| TOTAL                                     | 2507840  | 436630                             | 17                           | 528205   |                                 | 1543005   | 62                         | 163509                    | 177888           | 27500                     | 1174108  | 47                                     |
|   | Between  | 7th and                            | 8th                          | Streets  |                                 |   |                            |                           |                  |                           |  |  |
| 2   | 52000  | 0                                  | 0                            | 8085   | 16                              | 43915   | 84                         | 7775                      | 0                | 0                         | 36140  | 70                                     |
| 3   | 163270   | 58500                              | 36                           | 35715  | 22                              | 69055   | 42                         | 0                         | 0                | 0                         | 69055  | 42                                     |
| 4   | 164425   | 35848                              | 22                           | 28165  | 17                              | 100412  | 61                         | 0                         | 0                | 0                         | 100412   | 61                                     |
| 5   | 138523   | 19486                              | 11                           | 7500   | 4                               | 152029  | 85                         | 10800                     | 45925            | 0                         | 95304  | 53                                     |
|   | 146760   | 12500                              | 9                            | 28350  | 20                              | 97673   | 71                         | 45600                     | 52073            | 0                         | 0  | 0                                      |
| 6 1                                       |  | U                                  |                              | 33120<br>35300   | 23                              | 113640  | 77                         | 8400                      | 0                | 0                         | 105240   | 72                                     |
| 6   |  | 0                                  |                              | 173300   | 23                              | 116807  | 77                         | 18955                     | 19973            | 0                         | 77879  | 51                                     |
| 7   | 152107   | 0                                  | 0                            |  | 25                              |   |                            | 0                         | 111000           |                           |  | F-0                                    |
| 7 8                                       | 152107<br>172050   | 0                                  | 0                            | 61025  | 35                              | 111025  | 65                         |                           | 14850            | 12325                     | 89632  | 52                                     |
| 7<br>8<br>9                               | 152107<br>172050<br>165200   | 0                                  | 0                            | 61025<br>59400   | 36                              | 105800  | 64                         | 15435                     | 0                | 12936                     | 77429  | 47                                     |
| 7<br>8<br>9                               | 152107<br>172050<br>165200<br>160950   | 0<br>0<br>52300                    | 0 0 32                       | 61025<br>59400<br>18125                                    | 36                              | 105800<br>90525                                       | 64<br>57                   | 15435                     | 0                | 12936                     | 77429<br>90525                                       | 47<br>56                               |
| 7<br>8<br>9<br>10                         | 152107<br>172050<br>165200<br>160950<br>165200                               | 0<br>0<br>52300<br>34200           | 0<br>0<br>32<br>21           | 61025<br>59400<br>18125<br>70725                           | 36<br>11<br>43                  | 105800<br>90525<br>60275                              | 64<br>57<br>36             | 15435<br>0<br>0           | 0 0              | 12936<br>0<br>0           | 77429<br>90525<br>60275                              | 47<br>56<br>36                         |
| 7<br>8<br>9<br>10<br>11                   | 152107<br>172050<br>165200<br>160950<br>165200<br>162400                     | 0<br>0<br>52300<br>34200           | 0<br>0<br>32<br>21<br>0      | 61025<br>59400<br>18125<br>70725<br>72210                  | 36<br>11<br>43<br>44            | 105800<br>90525<br>60275<br>90190                     | 64<br>57<br>36<br>56       | 15435<br>0<br>0<br>0      | 0<br>0<br>0      | 12936<br>0<br>0<br>0      | 77429<br>90525<br>60275<br>90190                     | 47<br>56<br>36<br>56                   |
| 7<br>8<br>9<br>10<br>11<br>12<br>13       | 152107<br>172050<br>165200<br>160950<br>165200<br>162400<br>124372           | 0<br>0<br>52300<br>34200<br>0      | 0<br>0<br>32<br>21<br>0      | 61025<br>59400<br>18125<br>70725<br>72210<br>7500          | 36<br>11<br>43<br>44<br>6       | 105800<br>90525<br>60275<br>90190<br>116872           | 64<br>57<br>36<br>56<br>94 | 15435<br>0<br>0<br>0<br>0 | 0<br>0<br>0<br>0 | 12936<br>0<br>0<br>0<br>0 | 77429<br>90525<br>60275<br>90190<br>116872           | 47<br>56<br>36<br>56<br>94             |
| 7<br>8<br>9<br>10<br>11<br>12<br>13<br>14 | 152107<br>172050<br>165200<br>160950<br>165200<br>162400<br>124372<br>124300 | 0<br>0<br>52300<br>34200<br>0<br>0 | 0<br>0<br>32<br>21<br>0<br>0 | 61025<br>59400<br>18125<br>70725<br>72210<br>7500<br>20350 | 36<br>11<br>43<br>44<br>6<br>16 | 105800<br>90525<br>60275<br>90190<br>116872<br>103950 | 57<br>36<br>56<br>94<br>84 | 15435<br>0<br>0<br>0<br>0 | 0<br>0<br>0<br>0 | 12936<br>0<br>0<br>0<br>0 | 77429<br>90525<br>60275<br>90190<br>116872<br>130950 | 47<br>56<br>36<br>56<br>94<br>84       |
| 7<br>8<br>9<br>10<br>11<br>12<br>13       | 152107<br>172050<br>165200<br>160950<br>165200<br>162400<br>124372           | 0<br>0<br>52300<br>34200<br>0      | 0<br>0<br>32<br>21<br>0      | 61025<br>59400<br>18125<br>70725<br>72210<br>7500          | 36<br>11<br>43<br>44<br>6       | 105800<br>90525<br>60275<br>90190<br>116872           | 64<br>57<br>36<br>56<br>94 | 15435<br>0<br>0<br>0<br>0 | 0<br>0<br>0<br>0 | 12936<br>0<br>0<br>0<br>0 | 77429<br>90525<br>60275<br>90190<br>116872           | 47<br>56<br>36<br>56<br>94<br>84<br>79 |

| Block   |          |          | 0/ - 0  |         |       |            |     |          |        |        |         |     |
|---|----------|----------|---------|---------|-------|------------|-----|----------|--------|--------|---------|-----|
| #   | Total #  | A        | %of     |         | %of   |            | %of |          |        |        |         | %of |
| 17  | 77000    | 14440    | A<br>19 | F       | F     | R          | R   | В        | C      | D      | r       | r   |
| 18  | 58800    | 0        |         | 0       | 0     | 62560      | 81  | 0        | 0      | 0      | 62560   | 81  |
| 19  | 207900   | 0        | 0       | 41400   | 70    | 17400      | 30  | 0        | 0      | 0      | 17400   | 30  |
| 20  | 374150   | 0        | 0       | 50350   | 24    | 157550     | 76  | 0        | 0      | 0      | 157550  | 76  |
| 21  | 91334    | 1        | 0       | 85900   | 23    | 288250     | 77  | 0        | 0      | 0      | 288250  | 77  |
| TOTAL   |          | 0        | 0       | 54460   | 60    | 36874      | 40  | 0        | 0      | 0      | 36874   | 40  |
|   | 3147226  | 227274   | 1       | 749192  | 24    | 2170760    | 69  | 119365   | 134721 | 25261  | 1891413 | 60  |
| Blocks South of 8th Street (Usual commercial depth) "8th" |          |          |         |         |       |            |     |          |        |        |         |     |
| 1   | 30105    | 0        | 0       | 6750    | 22    | 23355      | 78  | 0        | 0      | 0      | 23355   | 78  |
| 2   | 40870    | 0        | 0       | 0       | 0     | 40870      | 100 | 13500    | 0      | 0      | 27370   | 69  |
| 3   | 38514    | 0        | 0       | 0       | 0     | 38514      | 100 | 0        | 0      | 0      | 38514   | 100 |
| 4   | 35700    | 0        | 0       | 35700   | 100   | 0          | 0   | 0        | 0      | 0      | 0       | 100 |
| 5   | 37021    | 0        | 0       | 17446   | 47    | 19575      | 53  | 0        | 0      | 0      | 19575   | 53  |
| 6   | 98750    | 32190    | 33      | 21025   | 21    | 45535      | 46  | 8700     | 0      | 0      | 36835   | 37  |
| 7   | 107235   | 0        | 0       | 87905   | 82    | 19330      | 18  | 0        | 0      | 0      | 19330   | 18  |
| 9   | 40600    | 0        | 0       | 6815    | 17    | 33785      | 83  | 6525     | 0      | 0      | 27260   | 67  |
| 10  | 41180    | 20590    | 50      | 6960    | 17    | 13630      | 33  | 0        | 0      | 0      | 13630   | 33  |
| 11  | 42485    | 0        | 0       | 12750   | 30    | 29735      | 70  | 0        | 0      | 0      | 29735   | 70  |
| 12  | 42050    | 13775    | 33      | 12760   | 30    | 15515      | 37  | 0        | 0      | 0      | 15515   | 37  |
| 13  | 35872    | 0        | 0       | 8550    | 24    | 27322      | 76  | 14160    | 3776   | 0      | 9386    | 26  |
| 14(1)   | 155595   | 0        | 0       | 60800   | 39    | 94795      | 61  | 0        | 0      | 0      | 94795   | 61  |
| 15  | 64500    | 15750    | 24      | 6000    | 9     | 42750      | 66  | 0        | 0      | 0      | 42750   | 66  |
| 16  | 128520   | 0        | 0       | 7500    | 6     | 121020     | 94  | 15500    | 0      | 0      | 105520  | 82  |
| 17  | 95200    | 0        | 0       | 6300    | 7     | 88900      | 93  | 0        | 0      | 0      | 88900   | 93  |
| 18  | 54000    | 0        | 0       | 0       | Ö     | 54000      | 100 | 0        | 0      | 0      | 54000   | 100 |
| TOTAL   | 1088197  | 82305    | 8       | 297261  | 27    | 708631     | 65  | 58385    | 3776   | 0      | 646470  | 59  |
| All Bl  | ocks in  | Wilshire | Cor     |         | loove |            | bor | Freeway) | 3,,,   |        |         |     |
| Miramar   | 327038   | TO       | 0       | 10000   | 3     | 317038     | 97  | 1 0      | 41595  | 0      | 275443  | 84  |
| 3rd   | 349122   | 124710   | 36      | 7427    | 2     | 216985     | 62  | 23515    | 0      | 0      | 193470  | 55  |
| 4th   | 189950   | 100775   | 53      | 15225   | 8     | 73950      | 39  | 0        | 0      | 0      | 73950   | 39  |
| 5th   | 287850   | 1911881  | 66      | 10500   | 4     | 86162      | 30  | 0        | 4200   | 0      | 81962   | 28  |
| 6th   | 1482128  | 304749   | 21      | 423390  | 29    | 753989     | 51  | 64460    | 49104  | 60974  | 579451  | 39  |
| Wil.N   | 3113168  | 379565   | 12      | 1083321 | 35    | 1650282    | 53  | 225112   | 188955 | 47975  | - 1     | 38  |
| Wil.S   | 2507840  | 436630   | 17      | 528205  | 21    | 1543005    | 62  | 163509   | 177888 | 27500  |         | 47  |
| 7th   | 3147226  | 227274   | 7       | 749192  | 24    | 2170760    | 69  | 119365   | 134721 | 25261  | 1891413 | 60  |
|   | 1088197  | 82305    | 8       | 297261  | 27    | 708631     | 65  | 58385    | 3776   | 0      | 646470  | 59  |
|   | 12492519 | 1847196  | 15      | 3124521 | 25    |            | 60  | 654346   | 600239 | 161710 |         | 49  |
| TOTAL.  | 12472719 | 104/130  | 1)      | JICTJEI | - 2   | 1 72 00 02 |     | 077510   | 000239 | 101110 | 0101701 |     |

<sup>\*</sup> Blocks 5N (N. of Wilshire) and 5S (S. of Wilshire) contain extensive shopping facilities on the half blocks that face Alvarado St. (98875 of 5N and 87550 of 5S)

Source: General Research Section; December, 1970.

<sup>(1)</sup> Most of Block 14, 8th Street is formerly Coberly Ford. This is now an extensive printing plant, with office use in front incidental to industrial use.

Column "F" contains the square footage used by similar other long life uses, such as high rise apartments, churches and schools. The Column headed "R" is the remaining amount of land in square feet in each block. This remaining land makes up the most likely sites a developer would use for a new office building since they contain less extensive improvements. Other columns contain the square footage of sites devoted to the lesser quality Class B, C, and D office buildings. A second remainder indicates the land remaining after all the office building sites and all the sites of office buildings likely to remain for 20 years are subtracted.

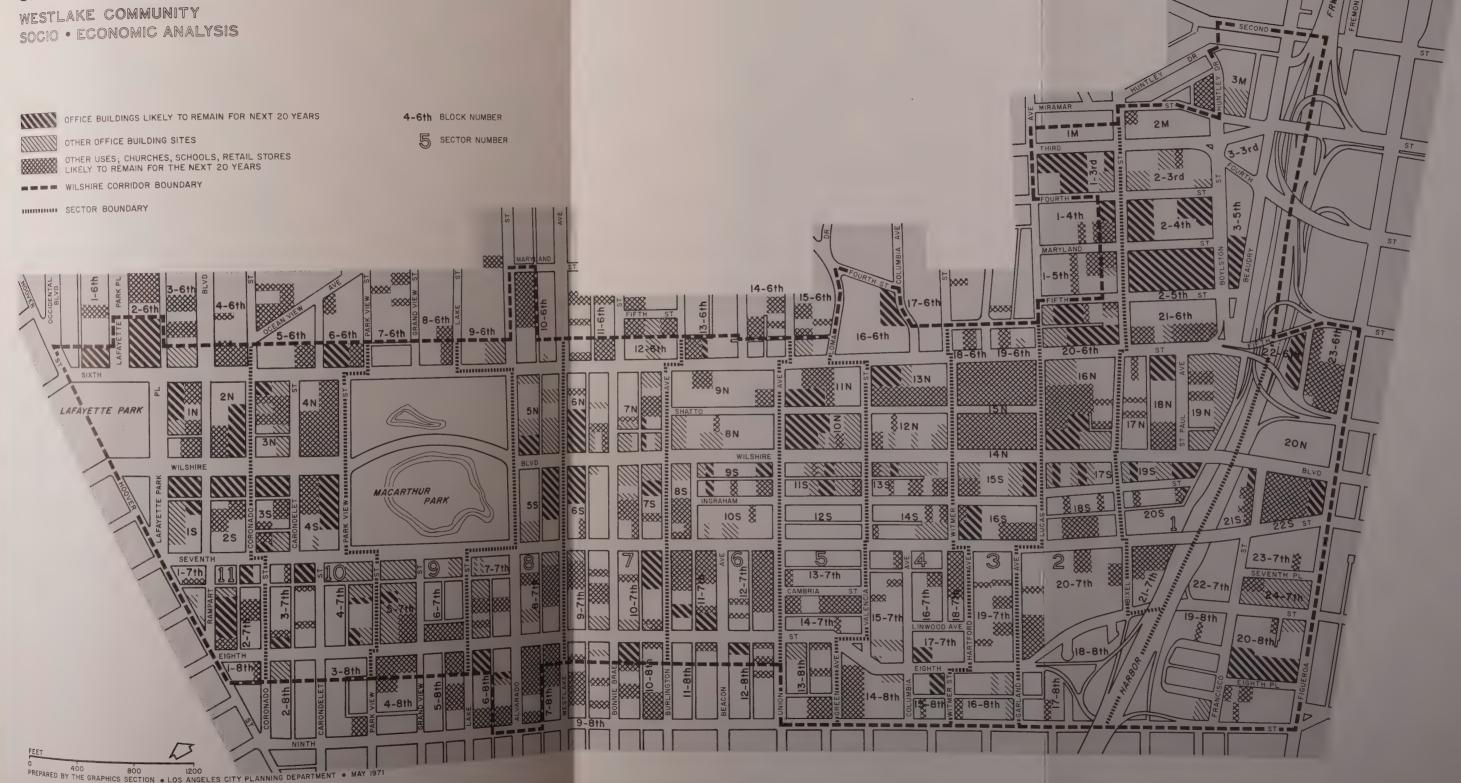
All of each block within the Wilshire Corridor is included in this analysis following the suggestion of the Westlake Advisory Committee that a complete blanket of high density commercial land use is necessary in the Corridor.

The General Research Section estimates that the Wilshire Corridor will contain approximately 7 million square feet of Class A office space in 1990, or an addition of 3.5 million feet in a twenty year period. To this total can be added the 557,867 square feet in Class B buildings that will probably still be in use in 1990. Thus, the total inventory is expected to be approximately 7.5 million square feet in the Corridor in 1990.

Comparing the expected rate of addition with the land area available for development is revealing. The total amount of land in Column R is over 7.5 million square feet of ground area. Using a floor area ratio of six overall, this remaining property could be used as the site of 45 million square feet of office space, assuming very dense development. Obviously, there is no danger of running out of land to develop in the Wilshire Corridor of Westlake. The expected development could be built on the available land contained on two or three of the blocks between Sixth and Seventh Streets.

The most important consideration in the Wilshire Corridor and the whole Westlake plan area, as pointed out in Chapter 2, is the supply of housing. But the present pattern of commercial

# WILSHIRE CORRIDOR OF WESTLAKE SITE UTILIZATION AND OFFICE SPACE SECTORS





zoning on all the frontages of the major east-west streets in the Corridor allows the demolition of housing units along the frontages so that office buildings can be constructed on the sites. Even more damaging to the housing supply is the practice of allowing office space developers to buy parcels which are zoned for residential use and contain residences in the neighborhoods near their buildings, obtain commercial parking privileges through the zone variance procedure, and turn the neighborhood into a parking lot.

The General Research Section recommends that the present commercial frontages along Sixth. Seventh and Eighth Streets west of Bixel Street be maintained in commercial use, but that the floor ratio not exceed three times the area of the site. step would encourage office space development that could provide its parking needs under the building itself. The neighborhoods between Seventh and Eighth Street west of Garland Street should remain in high medium residential uses. The Westlake Community Plan should state that preservation of housing units is a fundamental goal which should be duly recognized by the Board of Zoning Administration when considering a request for a zoning variance to allow commercial parking on a residential lot containing a residence.

The General Research Section also recommends that all the area between Sixth and Seventh Streets in Westlake be designated for commercial use, but that the floor ratio vary in this area to concentrate more intense development in the first 300 feet north and south of Wilshire Boulevard and close to Wilshire Center and Downtown. An appropriate pattern might be high intensity (ratio of 10) in the area bounded by the Harbor Freeway and Sixth, Seventh and Bixel Streets; medium intensity (ratio of 6) in the 600 foot strip along Wilshire Boulevard and low intensity in the rest of the area.

Consideration should be given to provide for a staged implementation of the Community Plan. Such an implementation policy should encourage commercial development on most of the parcels in an area that already contains some commercial buildings, instead of encouraging an aimless, spotty pattern of growth spaced over a long period of time. Much of the

present development in Westlake is quite scattered. Expecting the demand for office space to cause a rise in land values, property owners tend to allow their structures to run down. The initiation of both a conservative pattern of commercial land use designation and modest floor area to land ratios, coupled with an understanding of the sobering projections presented in this report, should encourage property owners to seek alternative uses for their property. Adding to the existing housing supply or attempting to refurbish some of the existing stock of three and four story apartment houses are possible avenues for developers.

# HISTORIC AND ARCHITECTURALLY INTERESTING COMMERCIAL BUILDINGS

There are several commercial buildings of historic interest in Westlake. The Union Insurance Building, (now the Shell Oil Building), at 1008 West Sixth Street, was one of the City's first office buildings to consider the impact of the auto in its design. This building, constructed in 1926, housed doctors and dentists as well as the insurance firm. It had a three-level, 500 car garage, partly subterranean, with complete auto service facilities. Relative to the approximate 85,000 square feet of office space in the original building, the ratio of one car space per 170 square feet of office space is considered ample, even by today's standards.

The plan area contains one of the oldest and most important hospitals in Los Angeles: the Hospital of the Good Samaritan Medical Center. Founded in 1885, the hospital moved to its present Westlake site in 1911. Since that date, "Good Sam" has remained one of the largest hospitals in the City. It is very progressive: in 1963 it installed one of the nation's first hyperbaric chambers (a pressurized room where surgery and therapy can be performed); it was one of the first hospitals to allow the Lamaze procedure of childbirth. Senator Robert F. Kennedy died in this hospital.

Westlake contained many of the City's early medical office buildings, especially along Sixth Street near Good Samaritan Hospital. An important cluster of these medical buildings was later constructed at

## PLATE X

Interior Court of the Granada Building, 1920-1.



### PLATE XI

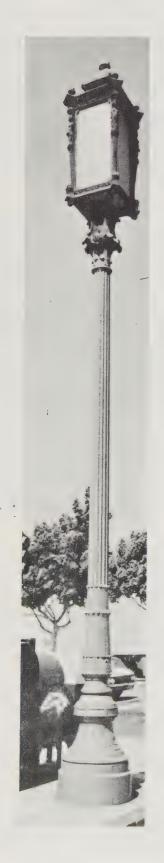
The Scholts Advertising Building, designed by Richard J. Neutra and constructed in 1937.



# PLATE XII

Row of offices and apartments along Wilshire Boulevard between MacArthur and Lafayette Parks (American Cement Building in foreground).





Westlake Avenue and Wilshire Boulevard. These medical buildings were developed to serve affluent center city dwellers who used the area's excellent public transit to reach the complex.

At the southwest corner of Seventh Street and Union Avenue is the Young's Market Company Building (now the Andrews Hardware and Metal Company Building). Built in 1925, this large public market was done in a romanticized version of the Ionic style. The main sales room has charming and incongruous Ionic beams and pillars.

Architecturally, three Westlake plan area buildings are of interest. The Granada Building, built in 1920-1 is a good example of a popular Western architectural style: the romantic, old California, mission style. It is interesting to walk in and even now, the building remains charming and innocent. (Plate X).

Another building of interest is the Scholts Advertising Building at 1210 West Fourth Street. This building, constructed in 1937, is one of Richard J. Neutra's rare office buildings. The low rise building is very humane in scale. (Plate XI).

The third office building of architectural interest is the 13 story American Cement Building at 2404 Wilshire Boulevard. Designed by Daniel, Mann, Johnson and Mendenhall, the building was built in 1960 as a showplace for the cement company. Its concrete facade is bold and rhythmic. (Plate XII).

Another important example of good design in Westlake are the street-lights along Wilshire Boulevard.
These lamp standards, manufactured in 1928 by the General Electric Company, are special models called the "Wilshire Boulevard Type". Their unique, boxy design make this set one of the most significant contributions to good street furniture in California.

CHAPTER 4: RETAIL PROFILE

# RETAIL CUSTOMERS IN WESTLAKE

In analyzing the market performance and potential of an area, total population age and income levels are usually considered most important. In the Westlake plan area, most residents belong to one of two groups: the aged and Latin-Americans, especially Cuban-and Mexican-Americans and Puerto Ricans. As discussed in Chapters 1 and 2 of this report, the demographic and residential locational characteristics of each group are different. Therefore, it is convenient to discuss the retail trade in the plan area in two sections, each dealing primarily with one of these two major population groups (and certain sections) of Westlake.

Westlake Latin-Americans as Potential Customers:

Favorable Characteristics. In Westlake, Latins live primarily in the sections north of Sixth Street and south of Olympic Boulevard. Despite relatively low incomes, they have demographic characteristics favorable to the success of some types of commercial enterprises. These characteristics include relatively high population density and low median age.

The desirability of a given retailing site is directly related to the number and proximity of shoppers. Therefore, the relatively high density found in the Latin sections of Westlake should provide good support for retailing. For example, northeast of Glendale Boulevard/Second Street, the density is about 31 percent per gross acre; south of Olympic Boulevard, the density averages about 27 people per gross acre. These are much higher than the City's average of about 10 people per gross acre.

The age composition of Latinos in Westlake is favorable to retailing. Most Latinos in these lower density neighborhoods are young adults with young children. Young married couples with children are the best customers for the broad line of goods offered by conventional retailers. These families are high volume purchasers of convenience goods, especially food. Their shopping goods purchases include large amounts of children's apparel, home furnishings and durables, such as furniture and appliances. These durable purchases are usually made at a rapid rate

because they are first-time rather than replacement purchases.

Because of their relatively low incomes, Westlake Latinos tend to have fewer autos than average in Los Angeles. This fact makes the population group rather immobile, which is favorable to certain types of retailing and unfavorable to others. While shoppers from a residential area may reach retail stores by driving private automobiles, riding buses, or walking, low auto ownership has a much stronger effect upon convenience goods stores than those offering specialty or shopping goods. This is because private automobiles, in addition to offering convenient personal transportation to and from convenience goods stores, provides a method of carrying home large, bulky purchases, such as food.

The effect of the private car upon convenience goods stores can be seen best in suburban neighborhoods, where food purchases are made weekly, carried home in the car, and stored for use during the next week. Because of these "lumped" purchases, suburban supermarkets and variety drug stores are able to offer wide variety, fresh merchandise, and low mark-ups despite relatively low population densities in their surrounding market areas.

A convenience goods store located in a higher density area like Westlake could conceivably be supported by only those shoppers within walking distance. But the problem of carrying the bulky goods home reduces the amount purchased per shopping trip and increases the trip frequency. Public transportation can supply the means to reach a distant convenience goods store, but it is not well adapted to transporting large quantities of goods home. As a result, Westlake has many small markets and small supermarkets, rather than a very few large markets.

The absence of private automobiles in a residential area is less harmful to the distant shopping and specialty goods store, because each shopper visits these types of stores less frequently, smaller purchases can be carried on public transportation, and large purchases are usually delivered. But a developer hoping to tap a residential area with low automobile ownership for shopping and specialty goods customers should reflect on the reason for the low automobile ownership, which is low income.

Many Westlake Latins purchase specialty goods, furniture and appliances in Downtown Los Angeles. In addition to its close proximity to Westlake, the Downtown area, which is the largest retailing center in the west, has many stores that cater to Latinos and are staffed with Spanish-speaking personnel.

Westlake Latin-Americans As Potential Customers: Unfavorable Characteristics. The characteristics of Westlake Latins favorable to retailing are offset by one unfavorable one: low income. As noted in Chapters 1 and 2, the 1960 median annual income of plan area families was well below that typical of the City: \$4710 in the plan area and \$6896 in Los Angeles. This pattern also existed in 1949: at that time, Westlake families earned \$1980, or \$899 less than the City norm.

While lower income areas are not attractive to retailers, the picture is much more dismal to some types of retailers than to others. The convenience goods retailer in a lower income area benefits from that fact that his products, such as food, make up a larger percentage of total purchases than in higher income areas, and that low income means less vehicular mobility and less comparison shopping. This maintenance of a "floor" under expenditures for necessities means that retailers offering shopping and specialty goods, such as clothing, furniture and major appliances are competing for a smaller share of a lower total personal disposable income. The present pattern of nearby convenience goods stores throughout Westlake, plus a shopping and specialty goods complex located downtown that serves all central city neighborhoods, appears efficient.

The Elderly As Potential Customers. The aged of Westlake have several demographic characteristics favorable to the success of some types of commercial enterprises. These include high density living patterns and general mobility.

Westlake has the highest density of any community in the City. In 1960, some census tracts predominantly occupied by the elderly reached a population density of 56 people per gross acre.

The immobility of some Westlake residents is the result of old age. Even if they had enough money to purchase a car, many aged are physically unable to drive; in fact, some find walking difficult. It is often a strain

for some aged to get on and off buses. As a result, in Westlake most elderly are relatively immobile and tend to purchase almost all goods within the local neighborhood.

Most Westlake aged live alone. Often they don't have refrigerators and cook on hot plates. Thus, usually they go to markets frequently, but each time they buy small quantities of goods. Stores catering to their needs are thereby more or less assured of a "captured audience" and well defined retail trade area. However, because of these same factors, there will probably be little chance for increasing sales by attempting to capture a larger market area.

The final characteristic of Westlake favorable to retailing is the large amount of commercially zoned land in the area. This would seem to constitute a readily available supply of land for a retailer interested in serving the population of the area.

# RETAIL AREAS OF WESTLAKE

The Westlake residential area has both favorable and unfavorable characteristics that affect retail sales, depending upon the type of store. A retailer planning to locate in Westlake would consider the effect of these characteristics on his particular type of retailing activity. The retailer who can take advantage of the favorable age composition of Latin families living north of Sixth Street and south of Olympic Boulevard, the high population density and the large supply of commercial land - without being handicapped by the low median income or lack of mobility - would be more successful. The retailer who can take advantage of the high number of elderly persons in the central section, without being handicapped by their low median income, would also be successful.

Commercial enterprises most likely to be successful in the plan area are stores selling convenience goods which usually come first in most consumer's budgets, such as drugs and food. An attempt to serve all of Westlake with a very large food store would probably be unsuccessful because of inadequate consumer mobility, but a medium-sized supermarket would do well, especially if it were to be open at night, reducing the mobility problem by tapping the one-car family market. Drug stores that offer a wider line than ethical drugs, but avoid the giant variety store investment and marketing mix, would also probably do well. Fast-food franchises, inexpensive restaurants, and bars or other uses would probably do well in spite of the limited purchasing power in the area.

Description of Westlake's "Major Retail Center." West-lake's major commercial area is located on Alvarado Street between Sixth and Eighth Streets and on Seventh Street from Westlake Avenue to Lake Street. This area, which is the community commercial center for the aged subgroup, is classified by the U.S. Bureau of the Census as a Major Retail Center (MRC). Data on number of stores, total sales and sales by broad type of store is published in the periodic U.S. Census of Business.

Table 13 shows the recent distribution of types of commercial facilities in the Westlake MRC and in three suburban MRC's: Van Nuys, a middle income, White area; Crenshaw, a middle and upper income Black and Oriental area; and Belvedere, a lower income, youthful Latin-American area. This comparison shows that the types of

stores in Westlake's MRC are dissimilar to the types in these other areas. In the plan area, there is a high percentage of restaurants, food stores and liquor establishments, for example.

Between 1963 and 1967, the two most recent years the Bureau of Census has published data on these retail areas, Westlake's MRC grew in number of stores from 73 to 79. Most of this growth occurred in the categories of "Eating and Drinking Places" (27 establishments in 1963; 31 in 1967) and in "Other Establishments," probably liquor stores (15 establishments in 1963; 19 in 1967).

The retail sales data generally corroborates the healthy retailing pattern in Westlake as shown in Table 14 on the following page. Sales in 1963 were \$8,659,000 and in 1967 they increased to \$10,164,000. In terms of 1963 constant dollars, between 1963 and 1967, there was a growth of \$692,000 to \$9,351,000. This retail sales increase is the result, primarily, of bolstered sales in the "Shopping Goods Establishments" macro-group. However, between 1963 and 1967, stores in the other categories lost ground in both "real" and inflated dollars.

Between 1963 and 1967, the percentage change in dollar sales (in 1963 constant dollars) declined in three of the four MRC's, but increased in Westlake. This pattern may be attributable to mobility factors. The population residing in the area surrounding Westlake's MRC is characterized by low automobile ownership. These people, in effect constitute a "captive audience" for retailers. In the other areas, people have more autos and can easily drive to newer or more interesting shopping areas. From a retailer's point of view, the immobility of Westlake residents is a positive element.

Average dollar sales per store in each MRC is shown in Table 14. Generally, the sales performance of Westlake's MRC was below that of Van Nuys, Crenshaw and Belvedere. Compared with Westlake, Belvedere had lower sales per store in two macro-groups: "Convenience Goods Stores" and "Shopping Goods Stores". Probably, this is because there are no large supermarkets in Belvedere's MRC and there are longer hours of retailing operating per day in Westlake.

Table 13: Percentage Distribution of Retail Stores in Westlake and other Selected Major Retail Centers, by Type of Store, 1967

|  |       | %<br>Van Nuys<br>MRC No. 17 |       | %<br>Belvedere<br>MRC No. 49 |
|--|-------|-----------------------------|-------|------------------------------|
| Building Materials,<br>Hardware, Farm Equip. | 0.0   | 4.4                         | 2.1   | 0.0                          |
| General Merchandise                          | 2.5   | 5.4                         | 4.7   | 9.4                          |
| Food   | 6.3   | 3.9                         | 13.7  | 23.4                         |
| Automotive Dealers                           | 0.3   | 5.8                         | 5.3   | 0.0                          |
| Service Stations                             | 1.3   | 4.9                         | 6.4   | 0.0                          |
| Apparel, Accessory                           | 22.8  | 13.2                        | 21.7  | 17.2                         |
| Furniture, Home Furnishings, Appliances      | 2.6   | 15.1                        | 8.4   | 12.5                         |
| Eating and Drinking<br>Places                | 39.2  | 20.0                        | 19.1  | 20.3                         |
| Drug   | 1.3   | 2.9                         | 4.8   | 6.3                          |
| Miscellaneous (incl.<br>Liquor)              | 24.0  | 24.4                        | 13.8  | 10.9                         |
| Total  | 100.0 | 100.0                       | 100.0 | 100.0                        |

Source: Census of Business: Major Retail Centers (California), U.S. Bureau of Census, Washington, D.C., 1967.

Description of Other Retail Areas. There are several other retail areas in Westlake. Most are composed of one or two convenience type stores catering to the daily needs of nearby residents. Because of its proximity to Downtown Los Angeles and the limited buying power of its residents, no regional-scale shopping center has developed in Westlake.

Convenience or neighborhood centers are situated at the following locations:

1. The intersection of Temple Street and Park View Avenue.

Table 14: Retail Sales in Westlake MRC and Other Areas 1963 and 1967

|   |                                     | 1967             | (\$000's)<br>1967<br>In 1963<br>onstant \$'s | % Change<br>Dollar Sales,<br>1963 to 1967<br>Adj. to 1963<br>(\$000's) | Sales/Store              |
|---|-------------------------------------|------------------|--|--|--------------------------|
| Convenience Good Stores<br>Westlake MRC<br>Van Nuys MRC <sup>a</sup> /<br>Crenshaw MRC <sup>b</sup> /<br>Belvedere MRC <sup>c</sup> / | 4,743<br>11,952<br>31,859           |                  | 4,569<br>11,349<br>29,588<br>3,825           | - 3.7<br>- 5.0<br>- 7.1<br>- 7.4                                       | 134<br>224<br>453<br>130 |
| Shopping Goods Stores<br>Westlake MRC<br>Van Nuys MRC<br>Crenshaw MRC<br>Belvedere MRC  | 2,880<br>25,716<br>43,696<br>3,583  | 22,489           | 3,838<br>20,691<br>36,324<br>3,574           | +33.3<br>-19.5<br>-17.4<br>3   | 190<br>325<br>598<br>155 |
| Other Stores Westlake MRC Van Nuys MRC Crenshaw MRC Belvedere MRC   | 1,036<br>28,030<br>35,211<br>653    | 19,784 26,857    | 944<br>18,203<br>24,710<br>453               | - 9.9<br>-35.1<br>-29.8<br>-30.6                                       | 51<br>244<br>516-<br>703 |
| TOTAL STORES Westlake MRC Van Nuys MRC Crenshaw MRC Belvedere MRC   | 8,659<br>65,698<br>111,039<br>8,367 | 54,608<br>98,495 | 9,351<br>50,243<br>90,622<br>7,851           | + 8.0<br>-23.5<br>-18.4<br>- 6.2                                       | 129<br>266<br>521<br>133 |

Census of Business: Major Retail Centers (California), U.S. Bureau Source: of Census, Washington D.C., 1963 and 1967.

Includes establishments in the area bounded by: Valerio, Tyrone Ave., Bessemer, Hazeltine Ave., Oxnard Ave., Vesper Ave., Friar, Cedros Ave., Victory Blvd., Vesper Ave., Vose, Sherman Circle, Sherman Way, and Van Nuys Blvd.

Includes the planned centers known as "Crenshaw Square" and "Santa Barbara Plaza" and establishments in the area bounded by Exposition Blvd., South Bronson Ave., Rodeo Rd., South Norton Ave., 39th St., McClung Dr., 43rd St., 11th Ave., alley south of Vernon Ave., east side of Crenshaw Blvd., 48th St., alley west of Crenshaw Blvd., Stocker, Don Felipe Dr., Marlton Ave., Santa Rosalia Dr., Buckingham Rd., Santa Barbara Ave., and Victoria Ave.

c/ Includes establishments on East First St. from Indiana St. to South Eastman Ave.

- 2. Along Third Street between Columbia and Lucas Avenues.
- 3. Along Sixth Street between Union Avenue and Valencia.
- 4. Along Seventh Street between Shartford Avenue, Witmer Street and the Harbor Freeway.
- 5. At the intersections of Hoover, Park View and Eleventh Streets and Olympic Boulevard.
- 6. Along Pico Boulevard east from Westlake Avenue.
- 7. Along Pico Boulevard between Constance and Valencia Streets.

There is a new convenience shopping center located on a 43,600 square foot parcel of land at the southeast corner of Eighth and Alvarado Streets. Containing a dozen stores, this is an extension of the Westlake MRC.

Outside these centers, often standing alone in a residential area, there are small markets, restaurants and bars. These are convenient retail outlets which accommodate persons who have limited or no access to autos. Many of these establishments are located in the sector inhabited by the aged (between Sixth and Eighth Streets). Others are located in the Latin areas. As one encounters Latinos of a similar age composition, income and family size south and north of this sector occupied by the aged. it is logical to expect a similar retail pattern in both Latin areas. However, for several reasons this is not the case. The southern section, at one time a rather affluent area, developed before the auto was in wide use. People either walked or used public transit and thus neighborhood stores were common. Some of the store owners have maintained their businesses to occupy their retirement time. The northern section developed later in the 1920's, as a middle income area. As now, it was considered undesirable at that time to have mixed land uses and thus few stores were built. The subsequent zoning pattern ratified this land use pattern. Also, the northern part of the plan area is much closer to the large commercial areas of Westlake (i.e., the Seventh and Alvarado Streets area), Echo Park and Downtown Los Angeles. Better accessibility to these areas has hindered the development of local retail establishments.

# APPENDIX A: WESTLAKE SOCIAL MATRIX

### GENERAL DEMOGRAPHIC

|  |   | Population   |   | Age Composition - 1960b/   |  |  | Minority - 1960 <sup>b</sup> /   |   |  |
|--|---|--|---|--|--|--|--|---|--|
| Census<br>Tract  | Population<br>Estimate<br>- 1970 <sup>a</sup> /   | Change -<br>1960-1970<br>(by percent)b/  | Density - 1970<br>(people per<br>gross acre)a/  | Median   | Percent<br>Under<br>Age 15   | Percent<br>Over<br>Age 65  | Percent<br>Spanish<br>Surname  | Percent<br>Non-<br>White  |  |
| 2081<br>2082<br>2083<br>2084<br>2085<br>2086<br>2087<br>2088<br>2089<br>2091<br>2092<br>2093<br>2094<br>2095<br>2096<br>2097<br>2098<br>2242<br>2243 | 2,454 3,549 4,565 3,151 3,152 5,016 3,857 6,053 4,053 4,971 3,447 2,848 1,679 3,411 2,734 | -11.3<br>- 8.2<br>+ 1.7<br>+ 9.9<br>+ 9.6<br>+39.5<br>+16.8<br>0.0<br>+14.4<br>+27.8<br>+ 2.4<br>+15.9<br>+ 0.6<br>-21.2<br>+ 9.6<br>+ 7.9 | 30.56<br>32.15<br>24.60<br>27.76<br>24.90<br>29.30<br>38.17<br>32.04<br>39.37<br>51.16<br>30.32<br>26.43<br>43.54<br>33.33<br>26.73<br>18.97<br>41.60<br>11.80<br>14.69 | 38.0<br>29.1<br>37.2<br>39.6<br>43.2<br>50.0<br>49.0<br>49.0<br>56.5<br>56.5<br>47.8<br>35.7<br>39.0 | 32.6<br>29.5<br>16.7<br>17.8<br>14.7<br>14.9<br>3.0<br>4.6<br>4.3<br>3.0<br>4.6<br>8.1<br>14.8<br>12.0<br>18.3<br>16.4 | 9.1<br>9.1<br>13.6<br>12.7<br>11.2<br>17.3<br>28.5<br>26.8<br>22.5<br>21.8<br>27.2<br>30.5<br>34.4<br>29.1<br>24.1<br>13.0<br>24.9<br>18.6<br>17.5 | 67.5<br>47.8<br>19.5<br>11.8<br>9.5<br>23.8<br>46.6<br>7.4<br>10.4<br>17.0<br>32.4<br>14.1<br>29.6 | 8.1<br>12.6<br>10.0<br>29.5<br>16.3<br>25.1<br>3.1<br>1.6<br>5.3<br>5.9<br>5.9<br>3.8<br>1.3<br>7.7<br>6.3<br>12.4<br>9.1<br>14.8<br>19.0 |  |
| Westlake<br>Plan Area  | 70,381  | +12.4  | 33.00   | 48.0   | 13.0   | 26.3   | 15.3   | 10.0  |  |
| L.A. City  | 2,949,500   | +18.9  | 9.97  | 27.6   | 26.7   | 10.2   | 10.5   | 16.8  |  |

a/ Source: 1970 Population Estimated by the Los Angeles Department of City Planning, Systems and Data Division.

b/ Source: 1960 Census of Population and Housing.

# APPENDIX A:CONTINUED

| SOCIO-ECONOMIC   |  |  |  |  |   | SOCIAL DISORGANIZATION                                       |  |  |
|--|--|--|--|--|---|--|--|--|
| Census<br>Tract  | Median Educational<br>Level Attained -<br>1960 (Adults over<br>age 25; in years)b/ | Major Occu-<br>pation of<br>Residents<br>- 1960b/            | Median Fam-<br>ily Income<br>- 1960(\$'s)b/                          | Percent House-<br>holds With<br>Auto(s)-1960b/               | Major Type<br>of arrest-<br>1969-70 <sup>c</sup> /                                  | Suicide Rate<br>1969(per 1000<br>residents) <sup>d</sup> /   |  |  |
| 2081<br>2082   | 8.1<br>8.9   | Service<br>Operatives  | 4,071<br>4,438   | 39.1<br>60.4   | Traffic<br>(Narcotics   | 0.00   |  |  |
| 2083<br>2084<br>2085<br>2086<br>2087                         | 11.2<br>11.7<br>12.2<br>12.2<br>12.5   | Clerical<br>Clerical<br>Clerical<br>Clerical<br>Clerical     | 4,865<br>4,972<br>5,333<br>5,823<br>6,772                            | 52.9<br>69.0<br>61.8<br>70.4<br>44.5                         | (Drunkeness Other Traffic Other Other (Traffic                                      | 0.04<br>0.00<br>0.00<br>0.00                                 |  |  |
| 2088<br>2089<br>2091<br>2092<br>2093<br>2094<br>2095<br>2096 | 12.2<br>11.2<br>11.1<br>11.7<br>10.3<br>10.7<br>10.6<br>9.2                        | Clerical Clerical Clerical Service Clerical Clerical Service | 4,733<br>4,621<br>4,943<br>4,461<br>4,681<br>3,597<br>4,016<br>4,194 | 34.8<br>33.1<br>35.3<br>27.2<br>21.2<br>26.5<br>39.1<br>31.7 | (Other Drunkeness Drunkeness Drunkeness Drunkeness Drunkeness Drunkeness Drunkeness | 0.04<br>0.01<br>0.05<br>0.09<br>0.00<br>0.01<br>0.03<br>0.00 |  |  |
| 2097   | 9.6<br>10.5  | Operatives<br>Operatives                                     | 3,655<br>5,186   | 38.9<br>48.1   | (Other<br>Traffic<br>(Drunkeness  | 0.01   |  |  |
| 2242<br>2243   | 9.4<br>9.9   | Operatives<br>Operatives                                     | 3,995<br>5,126   | 48.3<br>54.7   | (Traffic<br>Drunkeness<br>Drunkeness  | 0.03<br>0.00<br>0.00   |  |  |
| Westlake<br>Plan Are   | ea 10.7  | Clerical   | \$4,710  | 41.0   | Drunkeness  | 0.38   |  |  |
| L.A. City  | y 12.1<br>Source:  | Clerical   | \$6,896  | 77.7   | Theft   | 0.32   |  |  |

Source:
c/"Arrests by Reporting Districts", Third Quarter, 1969, through Second Quarter, 1970,
Los Angeles Police Department.
Source:

d/Los Angeles Suicide Prevention Center.

# APPENDIX B: GOVERNMENT ASSISTANCE PROGRAMS

The following government programs have available funds for implementation. Westlake appears to qualify for these programs and would benefit from their being implemented locally.

# Housing Programs

- Neighborhood Development ("NDP"). Renewal and Housing Management, HUD.
- Housing Rehabilitation Loans and Grants. Renewal and Housing Management, HUD.
- Interim Assistance for Blighted Areas Grants ("Interim Assistance"). Renewal and Housing Management, HUD.
- Code Enforcement Grants. Renewal and Housing Management, HUD.
- Certified Areas Grants. Renewal and Housing Management, HUD.
- Community Action Operations ("CAP"). OEO.
- Low-income Housing Demonstration Grants ("LIHD"). Office of Research and Technology, HUD.
- Neighborhood Facilities Grants. Metropolitan Planning and Development, HUD.
- Rent Supplements Rental Housing for Low Income Families ("Rent Supplement Program"). Housing Production and Mortgage Credit/FHA, HUD.
- Property Improvement Loan Insurance Existing Multi-family Dwellings ("Title 1, Section 2, Class 1(b)"). Housing Production and Mortgage Credit/FHA, HUD.
- Mortgage Insurance Special Credit Risks ("237").
  Housing Production and Mortgage Credit/FHA. HUD.
- Mortgage Insurance Rental Housing for Low and Moderate Income Families ("221 (d) (4)"). Housing Production and Mortgage Credit/FHA, HUD.

- Mortgage Insurance Purchased by Homeowners of Fee Simple Title from Lessors ("240"). Housing Production and Mortgage Credit/FHA, HUD.
- Mortgage Insurance Purchase of Rehabilitated Homes by Low Income Families ("221 (h) (Homes)"). Housing Production and Mortgage Credit/FHA, HUD.
- Mortgage Insurance Housing in Older, Declining Areas ("231 (e)"). Housing Production and Mortgage Credit/FHA, HUD.
- Mortgage Insurance Acquisition and Rehabilitation of Homes for Resale to Low Income Families ("221 (h) (Multi-family)"). Housing Production and Mortgage Credit/FHA, HUD.
- Interest Subsidy Acquisition and Rehabilitation of Homes for Resale to Lower Income Families ("235 (j) (Multi-family)"). Housing Production and Mortgage Credit/FHA, HUD.
- Interest Subsidy Homes for Lower Income Families. ("235 (j)"). Housing Production and Mortgage Credit/FHA, HUD.
- Interest Subsidy Purchase of Rehabilitated Homes by Lower Income Families ("235 (j) Homes"). Housing Production and Mortgage Credit/FHA, HUD.
- Major Home Improvement Loan Insurance Housing Outside Urban Renewal Areas ("203 (K)"). Housing Production and Mortgage Credit/FHA, HUD.

# Programs for the Westlake Elderly

- Legal Services Programs: Legal Services, OEO.
- Health Programs
  - (1) Communicable Disease Venereal Disease Control. Health Services and Mental Health Administration, HEW.
  - (2) Comprehensive Health Planning Areawide grants ("314 (h)), Partnership for Health). Health Services and Mental Health Administration, HEW.

# Programs for Westlake Families with Children

- Legal Services: Legal Services, OEO.
- Food Programs for Children:
  - (1) Non-school Food Program ("Special Food Service Program"). Food and Nutrition Service,
    Department of Agriculture.
  - (2) School Breakfasts. Food and Nutrition Service, Department of Agriculture.
  - (3) Special Milk Program. Food and Nutrition Service, Department of Agriculture.
- Health Programs:
  - (1) Communicable Diseases Venereal Disease Control. Health Services and Mental Health Administration, HEW.
  - (2) Comprehensive Health Planning Area wide Grants ("314 (h), Partnership for Health"). Health Services and Mental Health Administration, HEW.
  - (3) Dental Health of Children ("Dental Care Projects").
  - (4) Emergency Health Hospital and Ambulance Services. Health Services and Mental Health Administration, HEW.
  - (5) Family Planning Projects. Health Services and Mental Health Administration, HEW.
  - (6) Health Care of Children and Youth Special Projects ("C. & Y. Projects"). Health Services and Mental Health Administration, HEW.
  - (7) Intensive Infant Care Projects ("Newborn Care"). Health Services and Mental Health Administration, HEW.
  - (8) Comprehensive Health Services ("Neighborhood Health Centers"). OEO.
  - (9) Family Planning. OEO.
- Education Programs:
  - (1) Adult Basic Education Special Projects.
    Office of Education, HEW.
  - (2) Bilingual Education ("Title VII"). Office of Education, HEW.
  - (3) Educational Opportunity Grants, ("EOG"). Office of Education, HEW.
  - (4) Educationally Deprived Children Local Educational Agencies ("Title 1, ESEA"). Office of Education, HEW.
  - (5) Follow Through. Office of Education, HEW. (For post-high school students).

- (6) Talent Search. Office of Education, HEW.
- (7) Upward Bound. Office of Education, HEW. (8) Spanish surnamed Americans Assistance.
- Cabinet Committee on Opportunities for Spanish Speaking People.

Economic Programs for Entrepreneurs:

(1) Small Business Loans ("Regular Business Loans - 7 (a) Loans"). Small Business Administration.

(2) Special Impact ("Title I-D"). OEO.

- (3) Minority Business Enterprise ("OMBE").
  Office of Minority Business Enterprise,
  Department of Commerce.
- (4) Economic Development Technical Assistance. Economic Development Administration, Department of Commerce.
- (5) Economic Development Loans for Businesses and Development Companies. Economic Development Administration, Department of Commerce.

Economic Programs for Employees:

- (1) Apprenticeship Outreach. Manpower Administration, Department of Labor.
- (2) Manpower Development and Training On-The-Job Training Program ("MDTA/OJT"). Manpower Administration, Department of Labor.
- (3) Manpower Experimental and Demonstration Projects. Manpower Administration, Department of Labor.
- (4) Adult Basic Education. California Department of Education, Bureau of Adult Education.
- (5) Vocational Education. California Department of Education.
- (6) Vocational Rehabilitation, California Department of Rehabilitation.

#### BIBLIOGRAPHY

Anonymous, Standard Industrial Classification Manual, U.S. Government Printing Office, Washington, D.C., 1957.

Berry, Brian J. L., Commercial Structure and Commercial Blight, The University of Chicago Press, Chicago, 1966.

Broom, Leonard and Philip Selznick, Sociology, Harper and Row, New York, 1963.

Community Analysis Bureau, The State of the City: Los Angeles 1970, By the Author, Los Angeles, 1970.

A Strategy for City Survival:
Los Angeles 1970, By the Author, Los Angeles, 1970.

Development Research Associates, etc., Los Angeles World Trade Center Comprehensive Feasibility Study, By the Author, Los Angeles, 1970.

Geberhard, David and Robert Winter, A Guide to Architecture in Southern California, Los Angeles County Museum of Art, Los Angeles, 1965.

Grebler, Leo Joan W. Moore and Ralph C. Guzman, The Mexican-American People, The Free Press, New York,

Jennings, Christopher R., "Predicting Demand for Office Space", The Appraisal Journal, July 1965.

Los Angeles City School Districts, Division of Elementary Education, Specially Funded Programs, The Malabar Reading Project - A Reading Program for Mexican-American Children Emphasizing Individualized Instruction, By the Author, Los Angeles, 1968.

Los Angeles Department of City Planning, (Proposed) Citywide Plan Los Angeles, By the Author, Los Angeles, 1971.

, Wilshire District Plan Study Socio-Economic Analysis, By the Author, Los Angeles, 1970.

Ortega, Philip D., "Montezuma's Children", The Center Magazine, November-December, 1970, p. 23.

Rubington, Earl and Martin S. Weinberg, <u>Deviance: The Interactionist Perspective</u>, The MacMillian Company, New York, 1965.

Samora, Julian, <u>La Raza</u>, University of Notre Dame Press, South Bend, Indiana, 1966.

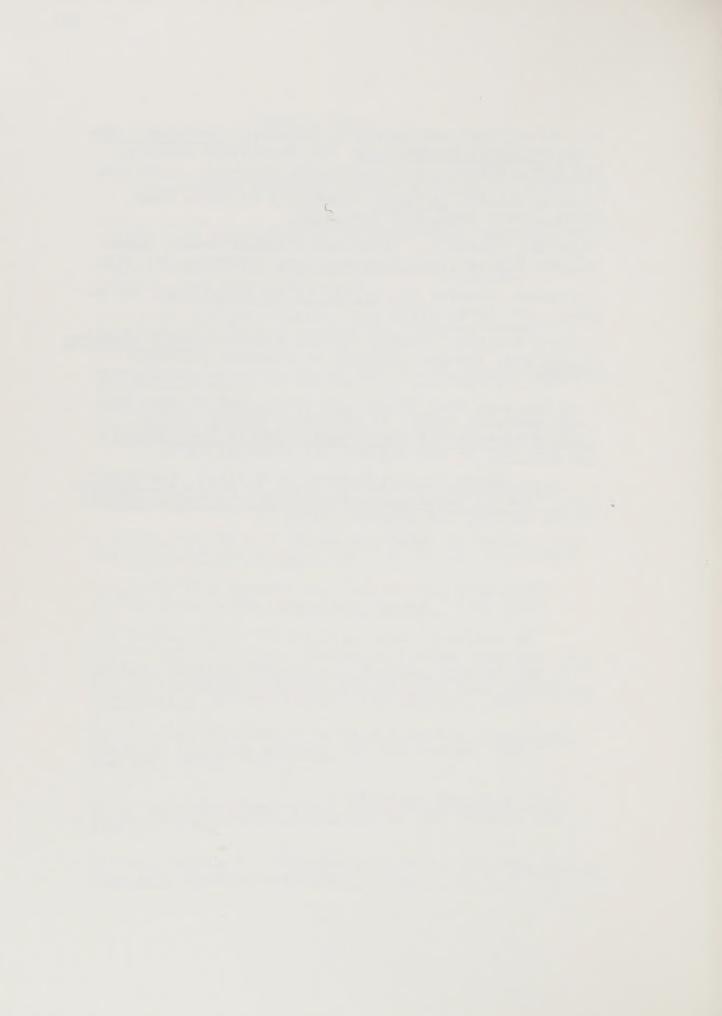
Sigafoos, Robert A., "Downtown's Future Growth Hinges on Land Values", Los Angeles Times, February 14, 1971.

Silberman, Charles E., Crisis in the Classroom, Random House, New York, 1970.

Spicer, Richard, "Zoning for the Elderly", ASPO Planning Report 259, American Society of Planning Officials, Chicago, 1970.

UCLA Housing, Real Estate and Urban Land Studies Program, Graduate School of Business, Report on the Housing Element for the General Plan of the City of Los Angeles, By the Author, Los Angeles, 1970.

Wallace, McHarg, Roberts and Todd, et alia, Los Angeles CBD: General Development Plan Study: A Working Paper, By the Author, Los Angeles, 1971.





## DEPARTMENT OF CITY PLANNING

Calvin S. Hamilton, director of planning Frank P. Lombardi, executive officer Glenn F. Blossom, city planning officer

SYSTEMS AND DATA SERVICES DIVISION Glenn O. Johnson, chief

#### GENERAL RESEARCH SECTION

Charles S. Rozzelle, acting head Abraham J. Falick, planning economist\*

# report preparation:

Peter Melczer, urban sociologist Philip M. Aker, city planning associate Robin Hamill, city planning associate

clerical services:
Betty A. Johnson, senior clerk stenographer
Melissa Juntilla, clerk stenographer
The City Planning Clerical Pool

#### support:

Community Analysis Bureau Robert E. Joyce, director

#### GRAPHICS SECTION

Gene Wolfe, graphics supervisor Richard V. David, publications unit, data illustrator Oscar Joyner, cartographic unit, senior cartographer Henry Higa, cartographer

<sup>\*</sup> now with Harbor Department

# OFFICES DEPARTMENT OF CITY PLANNING

# DOWNTOWN

Room 561, City Hall Los Angeles, California 90012 485-5047

#### VALLEY

14410 Sylvan Street Van Nuys, California 91401

# WESTSIDE

1650 Purdue Avenue West Los Angeles, California 90025 478-0731, Ext. 481

#### HARBOR

Room 305, San Pedro City Hall 638 South Beacon Street San Pedro, California 90731 831-9211, Ext. 353

### WATTS

1513 East 103rd Street Watts, California 564-6817